

36249

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That D. DEANE SACHER, aka DOYLE DEANE SACHER, & BEVERLY L. SACHER, husband & wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH LAKE EMPLOYMENT TRAINING COUNCIL, INC., an Oregon non-profit corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOTICE

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved use.

DOYLE DEANE SACHER & BEVERLY L. SACHER
226 Pine Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Klamath Lake Employment Training Council, INC.
134 North 3rd Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Lake Employment Training Council, INC.
220 PINE ST
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath Lake Employment Training Council, INC.
220 PINE ST
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By

Deputy.



To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT SUBJECT TO the exceptions contained on Exhibit "A-2" attached hereto and made a part hereof, and EXCEPT all rights, reservations, restrictions and easements of record and those apparent upon the land.

and grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$200,000.00

However, the actual consideration consists of or includes the property, in whole or in part, described in the foregoing, and the consideration indicated by the symbol (1), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of February, 1984, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
 affix corporate seal)

Doyle Deane Sacher
Beverly L. Sacher

STATE OF OREGON,) ss.

County of Klamath,)

as of February 1, 1984

Personally appeared the above named
 Doyle Deane Sacher and Beverly L.
 Sacher

ment to be
 (OFFICIAL
 SEAL)

and acknowledged the foregoing instru-
 ment to be

Before me, Kay Way

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of) ss.

Personally appeared) and

who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of

a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.
 Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

EXHIBIT "A"

DESCRIPTION

PARCEL 1:

The following described real property in Klamath County, Oregon:

A parcel of land situate in Lots 7 and 8, Block 19, of the Original Town of Linkville, known now as Klamath Falls, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 8 in said Block 19, being at the intersection of Third and Pine Streets; thence Southeasterly along Third Street 62.0 feet to the true point of beginning for this description; thence Southwesterly parallel to Pine Street 86.5 feet to a point; thence Southeasterly parallel to Third Street, 50.00 feet to a point lying Northwesterly 8 feet from Southeasterly lot line of Lot 7; thence: Northeasterly and 8 feet distant of the Southeasterly lot lines of Lots 7 and 8, 86.5 feet to the Southerly right of way line of Third Street; thence Northwesterly along said Southerly right of way line, 50 feet to the point of beginning, being a portion of Lots 7 and 8, Block 19, Original Town of Linkville.

PARCEL 2:

The following described real property in Klamath County, Oregon:

A parcel of land situate in Lots 7 and 8, Block 19 of the Original Town of Linkville, known now as Klamath Falls, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 8 in said Block 19 being at the intersection of Third and Pine Streets; thence Southwesterly along the Southerly right of way line of Pine Street, 86.5 feet to the true point of beginning; thence Southeasterly parallel to Third Street 112 feet to a point lying Northwesterly 8 feet distant of the Southeasterly lot line of Lot 7; thence Southwesterly and 8 feet distant of the Southeasterly line of Lot 7, 46.00 feet to the lot line common to Lots 6 and 7; thence Northwesterly along the lot line common to said Lots 6 and 7 112 feet to the Southerly line of Pine Street; thence Northeasterly along said Southerly line of Pine Street 46.00 feet to the point of beginning, being a portion of Lot 7, Block 19, Original Town of Linkville.

EXHIBIT "A-2"

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

2. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 7, 1974

Recorded: June 10, 1974

Volume: M74, page 7097, Microfilm Records of Klamath County, Oregon

Amount: \$16,000.00

Mortgagor: Doyle Deane Sacher and Beverly L. Sacher, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M11754)

(Affects Parcel 1)

3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 18, 1975

Recorded: September 18, 1975

Volume: M75, page 11229, Microfilm Records of Klamath County, Oregon

Amount: \$7,950.00

Mortgagor: Doyle Deane Sacher and Beverly L. Sacher, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M26216) (Affects Parcel 1)

4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 17, 1976

Recorded: September 20, 1976

Volume: M76, page 14659, Microfilm Records of Klamath County, Oregon

Amount: \$70,000.00

Mortgagor: D. Deane Sacher aka Doyle Deane Sacher and Beverly L. Sacher, husband and wife

Mortgagee: First Federal Savings and Loan Association of Klamath Falls, Oregon
(Affects Parcel 2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of Oct. A.D. 19 91 at 9:59 o'clock A.M. and duly recorded in Vol. M91
of Deeds on Page 21808.

FEE \$43.00

Evelyn Biehn - County Clerk

By Daniel M. Miller