

42229

WARRANTY DEED

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MICHAEL K. KNOKE AND GWENDOLYN KNOKE

KNOW ALL MEN BY THESE PRESENTS, That  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BASIN TIRE SERVICE INC., AN OREGON CORPORATION, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lot 22, TRACT NO. 1038, a Resubdivision of Lots 10 thru 15, Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the said 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 \$56,500.00.  
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$56,500.00.~~  
 (The sentence between the symbols, 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 12 day of March, 19 92; 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.

STATE OF OREGON, )  
 County of Lake ) ss.  
March 12, 19 92

Michael K. Knoke

Gwendolyn Knoke

Personally appeared the above named

Michael K. KnokeGwendolyn Knoke

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda L. Conway  
 Notary Public for Oregon  
 My commission expires:

STATE OF OREGON, County of Lake ) ss.The foregoing instrument was acknowledged before me this March 12, 19 92, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



Michael K. and Gwendolyn Knoke

HC 64 Box 26

Lakeview, OR 97630

GRANTOR'S NAME AND ADDRESS

Basin Tire Service, Inc.

3313 Washburn Way

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

3313 Washburn Way

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath  
 I certify that the within instrument was received for record on the 16th day of March, 19 92, at 11:29 o'clock A. M., and recorded in book M92 on page 5366 or as file/reel number 42229.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Melander Deputy

Fee \$30.00