

52166

WARRANTY DEED

Vol. m92 Page 23777

KNOW ALL MEN BY THESE PRESENTS, That HOMES FOUR RENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James F. Inman, Jr., III, 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:

Parcel 3: Lots 39, 40 and 41, Block 2, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in deed recorded January 8, 1914 in Volume 41, page 378, Deed Records of Klamath County, Oregon, Klamath Korporation to Josephine Howard. (affects Parcel 2, copy attached)
3. Reservations and restrictions as contained in deed recorded April 1 1914 in Volume 42, page 3, Deed Records of Klamath County, Oregon, Klamath Korporation to Ester Anderson, et al. (affects Parcel 4, copy attached)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$14,072.21

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (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 1st day of May, 1978; 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)

By:

HOMES FOUR RENT
Samuel J. Slightom aka Sam J. Slightom

By:

James F. Inman, Jr., III

STATE OF OREGON,

County of Klamath

May 1, 1978

STATE OF OREGON, County of _____) ss.

_____, 19____

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 behalf 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Margaret E. Goakey
Notary Public for Oregon

My commission expires: 3-19-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James F. Inman III
2005 Delpha Dr
Napa Ca 94558

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of Oct., 1992., at 3:18 o'clock P.M., and recorded in book M92 on page 23777 or as file/reel number 52166, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Mendenhall Deputy

Fee \$30.00