

1-1-74

61833

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAKE, INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. SOWLES and IVA L. SOWLES, husband and wife, 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:

Beginning at the Southwest corner of Lot 6, Block 27 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence North-easterly and parallel with Earle Street 55 feet to a point, running thence Northwesterly and parallel with Eldorado Avenue 100 feet to a point in the line between Lots 4 and 5 in said Block 27, thence Southwesterly and parallel with Earle Street 55 feet to the Northwest corner of said Lot 5, thence Southeasterly and parallel with Eldorado Avenue, 100 feet to place of beginning, being rear 55 feet of said Lots 5 and 6, Block 27, Hot Springs Addition to the City of Klamath Falls, Oregon.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; Reservations as contained in dedication of Hot Springs Addition

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 those above set forth,

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 \$40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 15th day of January, 1980; 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)

STATE OF OREGON,

County of \_\_\_\_\_,

} ss.

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Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JAKE, INC.

By \_\_\_\_\_

By Katherine L. Parker

STATE OF OREGON, County of Klamath ) ss.

January 22, 1980

Personally appeared D. O. Potter and Katherine Parker 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 Jake, Inc.

\_\_\_\_\_ 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:

Notary Public for Oregon

My commission expires: Oct 8, 1982

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 20th day of May, 1993, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M93 on page 11546 or as document/fee/tile/instrument/microfilm No. 61833, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording return to:

Katherine Parker  
1521 McClellan Ave  
Klamath Falls, Or. 97601

7380 South Sixth St.,  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

FEE: \$30.00

30 or