

63020

KNOW ALL MEN BY THESE PRESENTS, That Enoch C. Hutcheson, Wilfred A. Johnson and Robert T. Blair, dba Tri-Angle Investments,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WINEMA INVESTMENTS, co-partnership consisting of Michael F. Schmeck and James Watson 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: A portion of Lots 5 and 6 of Block 14 of ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, and having a frontage of 42 feet on Seventh Street of said City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning on the Easterly side of Seventh Street in the City of Klamath Falls, Oregon, at the intersection of said line with the Northerly line of alley deeded through Block 14 of Original Town of Linkville, now City of Klamath Falls, Oregon; thence Northwesterly along said Easterly line of Seventh Street 42 feet; thence Northeasterly and parallel with the said alley 100 feet; thence Southeasterly and parallel with said Seventh Street 42 feet to the Northerly line of said alley; thence Southwesterly along the Northerly line of said alley 100 feet to the place of beginning. Subject, however, to the following: (for continuation of this deed see reverse side of this document)

(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 \$ 69,000.00. However, the actual consideration consists of or includes other property or value given or promised which the whole 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 30 day of August, 1979 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)

TRI-ANGLE INVESTMENTS

By [Signature]
By [Signature]
By [Signature]

STATE OF OREGON,
County of Klamath
August 30, 1979

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 ...

Personally appeared the above named Enoch C. Hutcheson, Wilfred A. Johnson and Robert T. Blair, dba Tri-Angle Investments, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me: [Signature]
DONNA K. RICK
Notary Public - OREGON
My Commission Expires 7/21/83

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Winema Investments, P.O. Box 172, Klamath Falls, OR 97601
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 ...
I certify that the within instrument was received for record on the ... day of ... 19 ... at ... o'clock ... M., and recorded in book/reel/volume No. ... on page ... or as document/fee/title/instrument/microfilm No. ... Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By ... Deputy

25 OK

