

1-1-74

66405

## WARRANTY DEED

Vol 93 Page 20523

KNOW ALL MEN BY THESE PRESENTS, That William F. Vannice and Marjorie L. Vannice

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David G. Hein and Glenda M. Hein Albert, 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:

The Roundup Tavern Building at 2532 South 6th Street, Klamath Falls, Klamath County, Oregon, which is more particularly described as follows:

Beginning at a point on the Southwesterly line of South 6th Street as widened in 1946, North 55°50'30" West, 190 feet from the intersection of said line with the Westerly line of Washburn Way; thence North 55°50'30" West 50 feet along said line of South 6th Street; thence South 34°09'30" West 110 feet; thence South 55°50'30" East 50 feet; thence North 34°09'30" East 110 feet to the point of beginning, being a portion of Tract 805 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof.

SUBJECT TO: License and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements and water and irrigation rights in connection therewith; Rights conveyed by Klamath Basin Cooperative to State of Oregon, by and through its State Highway Commission by deed recorded on page 240 of Deed Volume 191, Records of Klamath County, Oregon; Agreement between Klamath Basin Cooperative and George F. Hays et ux. dated Nov. 18, 1947, recorded Dec. 31, 1947, on page 243 of Deed Volume 215, Records of Klamath County, Oregon.

(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 those of record

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 \$55,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 14 day of April, 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)

William F. Vannice  
Marjorie L. Vannice

STATE OF OREGON, }  
County of Klamath } ss.  
April 14, 1980.

Personally appeared the above named  
William F. Vannice and Marjorie L. Vannice

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

(OFFICIAL SEAL)

Before me:

DONNA K. MATESON

Notary Public for Oregon

My commission expires 1/24/84

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)

William F. and Marjorie L. Vannice  
3308 Caroline  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

David G. Hein and Glenda M. Hein Albert  
5306 Hilldale  
Klamath Falls, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return to:

David G. Hein and Glenda M. Hein Albert  
5306 Hilldale  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

David G. Hein and Glenda M. Hein Albert  
5306 Hilldale  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 18th day of Aug. 1993, at 9:30 o'clock A.M., and recorded in book M93 on page 20523 or as file/reel number 66405. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mulender Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

ck  
30.00