

1-1-74

80225

WARRANTY DEED

VOLUME M94 Page 13589



KNOW ALL MEN BY THESE PRESENTS, That James F. Inman, Jr., III

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert E. Garrison

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:

Lots 33 and 34, Block 11, 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 \$18,000.00

~~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 31 day of August, 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.

James F. Inman, Jr., III

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
August 31, 1978

Personally appeared the above named
James F. Inman, Jr., III

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of) ss.

Personally appeared , 19

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steve Miller
230 E Main St
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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of April, 1994, at 1:05 o'clock P.M., and recorded in book M94 on page 13589 or as file/reel number 80225.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Piehn, County Clerk
Recording Officer
By Deanne Munkers Deputy

Fee \$30.00