

90646

11-04-94A11:05 RCVD

MTC 1396-7750

WARRANTY DEED

Vol. 94 Page 34222

KNOW ALL MEN BY THESE PRESENTS, That Michael L. Spencer and Pamela J. Spencer, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SR Properties, Inc., an Oregon Corporation, 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 Easterly 22 feet 10 inches of Lot 3 and Westerly 15 inches of Lot 2, Block 17, ORIGINAL TOWN OF THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT THEREFROM, the Northwesterly 8 feet conveyed to the City of Klamath Falls for alley purposes by Deed recorded April 14, 1906 in Deed Book 20, Page 25, in the County of Klamath, State of Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the 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 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 of 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 \$80,000.00.

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 undersigned grantors, have executed this instrument this 3 day of November, 1994.

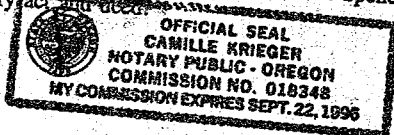
Michael L. Spencer
Michael L. Spencer

Pamela J. Spencer
Pamela J. Spencer

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Michael L. Spencer and Pamela J. Spencer and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)



Before me: Camille Krieger
Notary Public for Oregon

Michael L. Spencer and Pamela J. Spencer
2743 Aurora Dr. Klamath Falls, OR
Grantor 97603

SR Properties, Inc.
419 Main Street
Klamath Falls, OR 97601

Grantee

After recording return to:

Grantee
SR PROPERTIES, INC.
419 Main St.
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address: Same as Grantee

STATE OF OREGON, County of Klamath)ss.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co
on this 4th day of Nov A.D. 19 94
at 11:05 o'clock A.M. and duly recorded
in Vol. M94 of Deeds Page 34222.
Evelyn Biehn
County Clerk

By Pauline Miller
Deputy.

Fee, \$30.00