

NS

28666

52-PW

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IRMGARD E. EFFENBERG
15821 N.E. 19th St
Vancouver, Wa 98684

Grantor's Name and Address

PACIFIC SERVICE CORPORATION,
% PAULINE BROWNING

HC15, Box 495C

Hanover, NM 88041

Grantor's Name and Address

PACIFIC SERVICE CORPORATION,
% PAULINE BROWNING

HC15, Box 495C

Hanover, NM 88041

Until requested otherwise, send all tax statements to (Name, Address, Zip):

PACIFIC SERVICE CORPORATION,
% PAULINE BROWNING

HC15, Box 495C

Hanover, NM 88041

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of November, 1996, at 2:28 o'clock P.M., and recorded in book/resl/volume No. M96 on page 36573 and/or as fee/file/instrument/microfilm/reception No. 28666, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

Fee: \$30.00

By Kathleen Bass, Deputy.

WARRANT / DEED

KNOW ALL BY THESE PRESENTS that
IRMGARD E. EFFENBERG

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
PACIFIC SERVICE CORPORATION, A NEVADA CORPORATION

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 17, BLOCK 28, NIMROD RIVER PARK, 4TH ADDITION

LOT 24, BEING A PORTION OF LOT 27 OF NIMROD RIVER PARK AS SHOWN ON PLAT OF RECORD OFFICIAL RECORDS OF KLAMATH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOW:

Beginning at the Southeast corner of said Lot 24; thence S 01°04' E to a point on the South line of Lot 27 of said NIMROD RIVER PARK; thence Westerly along the South line of said Lot 27, to a point, which point is the intersection of the South line of Lot 27 and the Southerly prolongation of the Westerly side line of Lot 24 (the bearing of said prolongation is S 01°04' E); thence N 01°04' W, along said prolongation to the Southwest corner of said Lot 24; thence N 88°56' E, 14.14 feet; thence N 76°02'30" W. 88.90 feet, to the point of beginning.

SUBJECT TO: Easement for roadway and incidental purposes over the Northerly 60 feet.

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$ 4400.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 7 day of November, 1996; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Irmgard E. Effenberg-Dunn
IRMGARD E. EFFENBERG

OREGON

STATE OF OREGON, County of Multnomah) ss.

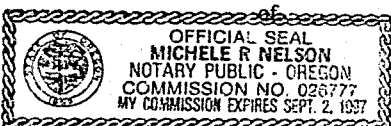
This instrument was acknowledged before me on November 7, 1996,

by Irmgard E. Effenberg-Dunn

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____



Michele R. Nelson
Notary Public for Oregon
My commission expires 9-2-97