

05 FEB 2 AM 11:47

WARRANTY DEED

Vol M05 Page 07627

156552

This Indenture Witnesseth, THAT ERNEST L. GROTH and MARIAN J. GROTH, husband and wife, hereinafter known as grantor s for the consideration hereinafter recited, ha ve bargained and sold, and by these presents do grant, bargain, sell and convey unto DEARBORN DEVELOPMENT CO., a partnership consisting of Harold W. Dearborn, Luther H. Dearborn and Grace E. Dearborn, its successors ~~here~~ and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point North 38°56' East 60 feet distant from the Northeasterly corner of Block 82 in KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 51°4' East 120 feet; thence North 38°56' East 60 feet; thence North 51°4' West 120 feet; thence South 38°56' West 60 feet to the point of beginning.

Subject to: Easements and rights of way of record or apparent on the land; and to real property taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$127,295.40 ~~History~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its ~~heirs~~ successors and assigns forever. And the said grantor s do hereby covenant to and with the said grantee, its ~~heirs~~ successors and assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand^s and seal^s this 10th day of July, 19 74

(SEAL) Ernest L. Groth (SEAL)
(SEAL) Marian J. Groth (SEAL)

STATE OF OREGON, County of Klamath, ss. August July 5, 1974
Personally appeared the above named Ernest L. Groth and Marian J. Groth, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of Mariene T. Addington
GANONG, ~~BARBON~~ ~~SISBACH~~ ~~OREGON~~ for Oregon
First Federal Building
Klamath Falls, Oregon
My commission expires 3-21-77

Before me
Mariene T. Addington
Notary Public for Oregon.
My commission expires 3-21-77

Until a change is requested, all tax statements shall be sent to Dearborn Development Co., 39 High Street, Klamath Falls, Oregon 97601.

State of Oregon, County of Klamath
Recorded 02/02/05 11:47 a m
Vol M05 Pg 07627
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1
Clerk—Recorder
Deputy

215