

42077

SPRAGUE RIVER UNIT 2

VOL. 70 PAGE 5127

KNOW ALL MEN BY THESE PRESENTS, That Cargel Development Co. and Edsel Development Co., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of EIGHT HUNDRED NINETY FIVE & 00/100 Dollars to grantor paid by JOHN E. & JOYCE A. GUNNOE - JAMES A. & NORETA J. GRAHAM AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot (s) 27, Block 15,
First Addition to Klamath Forest Estates

as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

The true and actual consideration for the transfer is all cash. The foregoing recitation of consideration is true as the undersigned verily believe.

TO HAVE AND TO HOLD the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In continuing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this 19th day of June, 1970.

Klamath Falls Forest Estates

By Edsel Development Co.

By Herman Rubins, Sect'y Treas.

STATE OF CALIFORNIA, County of Los Angeles: June 19, 1970

Personally appeared Herman Rubins

who being duly sworn, did say that he is the Sect'y Treasurer of Edsel Development Co., 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 on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be his voluntary act and deed.

Before me, DOROTHY B. FREEDMAN, Notary Public for California, my commission expires March 23, 1972.

By Cargel Development Co.
By Gerald S. Block, Vice Pres.

STATE OF CALIFORNIA, County of Los Angeles: June 19, 1970

Personally appeared Gerald S. Block

who being duly sworn, did say that he is the Vice President of Cargel Development Co., 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 on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be his voluntary act and deed.

Before me, DOROTHY B. FREEDMAN, Notary Public for California, my commission expires March 23, 1972.

WARRANTY DEED

TO

Mr. John E. Gunnoe
8865 Highsmith Lane
San Diego, Calif. 92119

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 23rd day of JUNE, 1970, at 2:57 o'clock P.M., and recorded in book M 70 on page 5127 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MEINE

County Clerk - Recorder

By Hazel Prugel, Deputy.
FEE \$1.50

SPRAGUE RIVER UNIT 2

70-774
FED

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