

34601

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STEVENS-NEE, INC., PORTLAND, ORE.

FORM No. 761—WARRANTY DEED—CORPORATION.

1967

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FALLS LAND COMPANY a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICK EVANS BINKLEY, hereinafter called 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 East one half of the North one half of the West one half of the Southeast one quarter of Section 25, Township 35 South, Range 11 East, Willamette, Meridian.

OIL & MINERAL RESERVATIONS: The Grantor Reserves 50 per cent of all coal, oil, petroleum, minerals and other hydro carbon substances lying below the surface of said land, but without any rights to the grantors, their heirs, executors, or assigns, to enter upon the surface of said land for the purpose of taking therefrom any such substances mentioned herein.

(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 in the original amount of \$3500.00 which was paid in full on April 13, 1972.

and that grantor will warrant and forever defend the above granted 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 \$ 3500.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).[Ⓢ]

In construing this deed and where the context so requires, the singular includes the plural.
Done by order of the grantor's board of directors, with its corporate seal affixed, this 17th day of May, 1972.

(SEAL)

KLAMATH FALLS LAND COMPANY
By [Signature] President
By [Signature] Secretary

STATE OF Oregon, County of Los Angeles ss:
Personally appeared Gerald Chase and Gerald Granof,
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 Klamath Falls Land Company, 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 their act and deed.

(OFFICIAL SEAL) OFFICIAL SEAL
LADEAN LORE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

NOTE—The seal of the Notary Public in the State of California, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Notary Public for Oregon
My commission expires: 13 July 1975

WARRANTY DEED CORPORATION

KLAMATH FALLS LAND COMPANY
280 S. Beverly Drive S 402
Beverly Hills, Calif. 90212

TO
Patrick Evans Binkley
1723 Alamosa
Monrovia, California

AFTER RECORDING RETURN TO

KLAMATH FALLS LAND COMPANY
280 S. Beverly Drive
Beverly Hills, Calif. 90212

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

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instrument was received for record on the 19th day of May, 1972, at 12:05 o'clock P.M., and recorded in book M. 72 on page 5376 or as filing fee number 64301, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By [Signature] Deputy Title

FFE \$2.00

MAY 19 12 05 PM 1972

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