

33203

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FORM No. 761—WARRANTY DEED—CORPORATION.

1967

KNOW ALL MEN BY THESE PRESENTS, That 7 C RANCH, INC.,

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 ARTHUR E. ANDERSON and LUCILLE R. ANDERSON, husband and wife,

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 SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the South 330 feet of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 8, Township 37 South, Range 15, East of the Willamette Meridian.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark thereof; Rights of the public in and to that portion of the above property lying within the limits of roads and highways; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Apr. 15, 1969 in Book M-69, page 2681, Microfilm Records; Easements and rights of way of record and apparent on the land, if any.

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, except those above set forth,

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 \$ 14,500.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ ^{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 21st day of September, 1972

7 C RANCH, INC.

By Donald V. Nonella President

By Barbara J. Nonella Secretary

STATE OF OREGON, County of Klamath) ss: October 10, 1972

Personally appeared Donald V. Nonella and Barbara J. Nonella

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 7 C RANCH, INC., 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 acknowl-

edged said instrument to be its voluntary act and deed.

Before me John D. Boechner

Notary Public for Oregon

My commission expires: 11/25/72

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
CORPORATION

TO

AFTER RECORDING RETURN TO

No.

Arthur E. Anderson
6621 Elderberry St.
City 97601

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

FEE \$ 2.00

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 10th day of October, 1972, at 10:59 o'clock A.M., and recorded in book M-72 on page 11535 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Drizzle Deputy.