

100512

WARRANTY DEED

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105

ORTHEA C. ORTIS, guardian

KNOW ALL MEN BY THESE PRESENTS, That

and the grantor, for the consideration hereinafter stated, to grantor paid by RAMON LEO UNIVE, hereinafter called

LOT 10 and 11 of Block 4 in West Clatsop

SUBJECT TO PERMITS, EASEMENTS, ENCUMBRANCES AND/OR RIGHTS-OF-WAY OF RECORD AND NONE APPARENT OR ON THE LAND.

(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 except as hereinabove stated.

and that grantor will warrant and forever defend the said 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 \$ 2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the brackets, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 13th day of December, 1974; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

Orthea C. Ortis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

December 13, 1974

Personally appeared the above named ORTHEA C. ORTIS

and acknowledged the foregoing instrument to be his voluntary act and deed.

STATE OF OREGON, County of Klamath, ss. 1974.

Personally appeared _____ 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 _____ 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 its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1/15/78

Notary Public for Oregon

My commission expires

ORTHEA C. ORTIS, guardian of CARLA H. HENTHORN

RAMON LEO UNIVE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of JANUARY, 1975, at 1:10 o'clock P.M., and recorded in book 175 on page 105 or as file/reel number 96242.

Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

Deputy

W.E. \$ 2.00