

2285

WARRANTY DEED

Vol. 75 Page 7388

KNOW ALL MEN BY THESE PRESENTS, That W. H. Van Sant and Dawn P. Van Sant, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert O. Littlejohn and Florence M. Littlejohn, husband and wife, as Tenants by the Entirety, the grantee, does hereby grant, bargain, sell and convey unto the said 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:

An undivided one-half interest in the following described property:
Lot 1 in Block 3 of First Addition to Nimrod River Park,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record, official records of said county.

(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

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 \$ 1,000.00
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 symbols ©, 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 17 day of June, 1975;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

CALIFORNIA
STATE OF ~~California~~ ss.
County of San Diego
6-17, 1975.

Personally appeared the above named W. H. Van Sant and Dawn P. Van Sant husband and wife

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

Before me:
(OFFICIAL SEAL)

Margaret A. Ellis
Notary Public for California
My commission expires 12-11-1977

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____, 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)

W.H. & Dawn P. Van Sant
1994 Titus Street
San Diego, Calif. 92110
GRANTOR'S NAME AND ADDRESS

Robert O. & Florence M. Littlejohn
P. O. Box 845
Twain Harte, Calif. 95383
GRANTEE'S NAME AND ADDRESS

After recording return to:

R. O. Littlejohn
P. O. Box 845
Twain Harte, Calif. 95383
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

R. O. Littlejohn
P. O. Box 845
Twain Harte, Calif. 95383
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 30th day of June, 1975, at _____ o'clock _____ M., and recorded in book M 75 on page 7388 or as file/reel number 2285, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By *Hazel Dray* Recording Officer
Deputy
Fee \$2.00