

1-1-74

4629

WARRANTY DEED

Vol. 2175 10615

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD., a limited partnership, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE M. ZIMMER and PATRICIA A. ZIMMER, Husband and Wife, hereinafter called 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:

Lot 3, Block 3, Original Plat, Klamath River Acres, according to the official plat thereof on file in the records of Klamath County, Oregon.

(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 easements and restrictions of record or apparent on the face of the land,

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 \$ 2,750.00

~~Whereas the above described premises are situated in the County of Klamath and State of Oregon, and the grantor is lawfully seized in fee simple of the same, free from all encumbrances except easements and restrictions of record or apparent on the face of the land, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of record or apparent on the face of the land, and the 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.~~

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 4th day of September, 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)

STATE OF OREGON,

County of Klamath } ss.
September 7th, 1975

Personally appeared the above named E. J. Shipsey, a general partner of Klamath River Acres,

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

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires 7/19/75

Attorney-in-fact for Benjamin Curtis Harris a general partner of Klamath River Acres of Oregon, Ltd.
STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Klamath River Acres of Oregon, Ltd.

GRANTOR'S NAME AND ADDRESS

George M. & Patricia A. Zimmer

GRANTEE'S NAME AND ADDRESS

After recording return to:
George M. & Patricia A. Zimmer
6426 Belice St.
Long Beach, Calif. 90815
NAME, ADDRESS, ZIP

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

George & Patricia Zimmer
6426 Belice St.
Long Beach, Calif. 90815
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

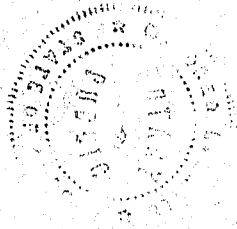
By _____ Recording Officer
Deputy

10616

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON)
) ss
County of Klamath)

On the 9th day of September, 1975, personally appeared
E. J. SHIPSEY, who being first duly sworn, did say that he is the
attorney-in-fact for BENJAMIN CURTIS HARRIS and that he executed the
foregoing instrument by authority of and in behalf of said Principal;
and that he acknowledged said instrument to be the act and deed of
said Principal.



Before me: *Michael D. Lewis*
Notary Public for Oregon
My Commission expires: 7/19/78

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath River Acres
this 8 day of Sept A. D. 19 75 4:31 P. M.
duly recorded in Vol. M 75 of deeds on Page 10615
6.00
Wm D. Miller County Clerk