

1-1-74

9436

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Abraham Verbeke Moreno + Erica E. Moreno Husband & Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert E. Rigg + Jenny P. Rigg Husband & 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:

Location of Property: Klamath Falls Forest Estates, Blackbird Lane, unit H block 81-Lot 19. Grantee will have title to one acre located on the west side of named property. At 100 feet frontage, facing Blackbird Lane, and 500 feet depth bordering directly on block 81-Lot 18. (See reverse side →)

(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 \$ 260.00. 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 30th day of October, 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.  
Erica E. Moreno }  
Abraham Verbeke Moreno }

Personally appeared the above named Erica E. Moreno and Abraham Verbeke Moreno and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon  
 My commission expires 10/1/78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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.

Before me: \_\_\_\_\_ (OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Rigg  
Box 631 - Rt 1  
Bonanza Ore

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

Robert Rigg  
Box 631 - Rt 1  
Bonanza Ore

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
 I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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

Property is given in exchange for services rendered by grantee, such as supplying Grantor's household with water. Grantee is required to render such services not more than once a week at the rate of \$5.00 per load of 150 Gallons, for the period of one year. All farm animals are required to be fenced in, violation will lead to termination to keep such. No open fires at anytime.

Grantee agrees to have his portion of Property surveyed within one year by a licensed surveyor. Grantee must pay for this service. If Grantee should sell his portion of property Grantor must be given first opportunity to buy back named property at assessed value. Future owners or residents will also be held to this contract forever.

STATE OF OREGON, COUNTY OF CLATSOP, ss.  
 Filed for record at request of ROBERT RIGG 2:54  
 this 21st day of JANUARY A.D. 1976 at 1 o'clock P.M., and  
 duly recorded in Vol. M 76, of DEEDS on Page 298.  
 W.D. MILNE, County Clerk  
 Fee \$ 6.00  
 By *Hazel Dray*