

38-10251

9506

SPECIAL WARRANTY DEED

1125

KNOW ALL MEN BY THESE PRESENTS, That NUPACIFIC COMPANY, an Oregon corporation

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George W. F. Schmidt and Anita D. Schmidt, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6 in Block 4, Tract No. 1035, GATEWOOD, Klamath County, Oregon

Lot 6 Block 4, GATEWOOD TRACT 1035, 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,500.00. 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 7th day of January, 1976; 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 _____,

Personally appeared the above named _____,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires _____

STATE OF OREGON, County of Multnomah, ss.
January 7th, 1976

Personally appeared _____ R. Fretz and Candy Lamoreaux who, being duly sworn, each for himself and not one for the other, did say that the former is the Executive Vice president and that the latter is the Asst. secretary of Nupacific Company

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:

Notary Public for Oregon
My commission expires 9-5-77

(OFFICIAL SEAL)

Nu Pacific Company

GRANTOR'S NAME AND ADDRESS

George W. F. Schmidt

GRANTEE'S NAME AND ADDRESS

After recording return to:
First Federal Savings & Loan
2943 So. 6th Street
Klamath Falls, Oregon 97601

(If change is requested all tax statements shall be sent to the following address.)

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 23rd day of JANUARY, 1976, at 11:01 o'clock A.M., and recorded in book 1, 76 on page 1125 or as file/reel number 9506.

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

W. D. WILNE

Recording Officer
By _____ Deputy

FEE \$ 3.00

76 JAN 23 AM 11 01