

5899

WARRANTY DEED

Vol 76 Page 1646

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. GREB and MICHELE L. GREB, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. XAIZ

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:

All of Section 31, Township 36 South, Range 14 E.W.M., and the N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, Section 6, Township 37 South, Range 14 E.W.M.,

SAVING AND EXCEPTING unto SELLERS therein the following described real property, to-wit:

S<sup>1</sup>/<sub>2</sub> of N<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Section 31, Township 36 South, Range 14 E.W.M., S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>, Section 31, Township 36 South, Range 14 E.W.M., NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, Section 6, Township 37 South, Range 14 E.W.M.

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, however, reservations, restrictions, rights-of-way and easements of record and those apparent on 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 \$ 104,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which): (The same, when it is the whole consideration, should be indicated as such.)

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 30<sup>th</sup> 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 Klamath  
January 30, 1976

Personally appeared the above named John H. Greb and Michele L. Greb, husband and wife

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

Before me, Notary Public for Oregon  
My commission expires: 12-19-78

STATE OF OREGON, County of ) ss.  
1976

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.

Notary Public for Oregon  
My commission expires:

John H. & Michele L. Greb  
P. O. Box 5107  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

John A. Xaiz  
3248 E. Shields, Suite F  
Fresno, California 93726

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas and Parks, Attorneys at Law  
930 Klamath Avenue  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

John A. Xaiz  
3248 E. Shields, Suite F  
Fresno, California 93726

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 30<sup>th</sup> day of January, 1976, at 3:59 o'clock P.M., and recorded in book 76 on page 1646 or as file/reel number 9800

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

W. D. HILL  
Recording Officer  
By \_\_\_\_\_ Deputy

fee \$ 3.00

5899

hereby  
Chattel  
County  
Record  
M76 at  
and tra  
property

has been  
paid, s

his hand

STATE OF  
County of

Montgo  
instrume

AFTER REC

Thomas &  
Attorneys  
930 Klam  
Klamath F  
Garber

STATE OF OREGON

I hereby certify that  
FEBRUARY A.D., 1976  
of \_\_\_\_\_

FEE \$ 3.00