

A-27169

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

WARRANTY DEED

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17443

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, Ltd.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harold G. Dugan & Phyllis L. Dugan, 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 1, Block 17, Second Addition to 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 \$ 7,400.00

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 6th day of August, 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)

Attorney-in-fact for Benjamin Curtis Morris a general partner of Klamath River Acres of Oregon, Ltd.

STATE OF OREGON,

County of Klamath

August 6, 1976

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

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

Notary Public for Oregon
My commission expires: 4/18/80

STATE OF OREGON, County of

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Klamath River Acres of Oregon, Ltd.

Box 58

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Harold G. and Phyllis L. Dugan

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harold Dugan

Keno, Or

NAME, ADDRESS, ZIP

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

Keno, Or

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 _____, 1976, 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.

Recording Officer

By _____ Deputy

12297

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON

County of Klamath

ss

On the 6 th day of August, 1976, 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: Delva M. Ellingboe
Notary Public for Oregon.
My Commission Expires: 4/19/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.this 10th day of AUGUST A. D. 1976 at 11:20 o'clock A. M. andduly recorded in Vol. M 76, of DEEDS on Page 12296

Wm D. MILNE, County Clerk

FEE \$ 6.00

By Harold Morgan