

17609

WARRANTY DEED

ST. LOUIS, MO. PUBLISHING CO. ST. LOUIS, MO. 63104

Page 12528

KNOW ALL MEN BY THESE PRESENTS, That Dennis B. Knowles and Virginia A. Knowles, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald L. Conforti and Marcia Conforti, 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: The N $\frac{1}{2}$ of S $\frac{1}{2}$ of N $\frac{1}{2}$ of Government Lot 16 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, lying West of the Old Dalles-California Highway, Klamath County, Oregon.

SUBJECT TO: Easement, including the terms and provisions thereof, in favor of the California-Oregon Power Company, a California corporation, recorded May 3, 1924, in Volume 64 at page 76, Deed Records of Klamath County, Oregon.

SUBJECT TO: Rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of the Agency Lake.

ALSO SUBJECT TO: Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.

(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 as stated hereinabove,

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 \$7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The 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 8th day of July, 1974; 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)

Dennis B. Knowles
Virginia A. Knowles

STATE OF OREGON }
County of Deschutes } ss.
July 8, 1974

STATE OF OREGON, County of _____) ss.
_____ 19____

Personally appeared the above named Dennis B. Knowles & Virginia A. Knowles

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 _____

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

_____ 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: *Joseph R. Carpent*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires May 20, 1977

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

DENNIS B. & VIRGINIA A. KNOWLES

GRANTOR'S NAME AND ADDRESS

RONALD L. & MARCIA CONFORTI

GRANTEE'S NAME AND ADDRESS

RONALD L. & MARCIA CONFORTI

1125 Tamera Drive

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

RONALD L. & MARCIA CONFORTI

Leopold Baumstark

5110 Alva St., Klamath Falls, Ore.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 12th day of AUGUST, 1976, at 10:11 o'clock A.M., and recorded in book M. 76 on page 12528 or as file/reel number 17609.

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

WM. D. NILNE

Recording Officer
By *Hazel Thayer* Deputy

FEE \$ 3.00