

1.1.74

20802

### WARRANTY DEED

Vol. 76 Page 1761a

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 Eugene G. Woods and Joan Z. Woods, 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 34, Block 38, Sixth Addition to Klamath River Acres of Oregon, Ltd.  
according to the official plat thereof on file in the records of  
Klamath County, Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON 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 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 \$.....7,500.00.....  
 (However, the dollar consideration (basis) of transferee of the property or other goods or promised services in the whole consideration (indicate which) ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In Witness Whereof, the grantor has executed this instrument this 12 day of September, 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 Harris a  
general partner of Klamath River Acres of Ore. Ltd

STATE OF OREGON, )  
County of Klamath ) ss  
September 12, 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.

Before me:  
(OFFICIAL SEAL) *William M. Ellingsbo*  
Notary Public for Oregon  
My commission expires: 4/18/80

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

them acknowledged said in  
Before me:  
.....  
Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Klamath River Acres of Oregon, Ltd.  
Box 52  
Keno, Oregon 97627

Eugene G. Woods and Joan Z. Woods  
2641 Front St.  
Klamath Falls, Oregon 97601

After recording return to

NAME ADDRESS ZIP

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

Eugene G. & Joan Z. Woods  
2641 Front St.  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or a file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of said County attested.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy



17014

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON }  
County of Klamath } ss

On the 12th day of September, 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: William M. Ellingboe  
Notary Public for Oregon  
My Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH RIVER ACRES  
this 26th day of OCTOBER A. D. 1976 at 2:04 o'clock PM., and  
duly recorded in Vol. M 76, of DEEDS on Page 17013  
FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel Milne