

25288

WARRANTY DEED

vol. 17 Page 2473

KNOW ALL MEN BY THESE PRESENTS, That COMUNICEPT CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rodney O. Williams and Katherine E. Williams

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: Those portions of Block 6 of Oregon Pines as recorded in Klamath County, Ore. Lot 3 and a portion of Lot 55, Block 6, more particularly described as follows:

Beginning at the Southwest corner of Lot 3 of said Block 6;  
Thence North 88°39'58" West, to the easterly line of said Section 16, 290.79 feet;  
Thence North 00°51'27" East, along the easterly line of said Section 16, 572.71 feet;  
Thence South 72°17'07" East, 425.31 feet to the northwesterly corner of Lot 3;  
Thence South 15°17'15" West, along the westerly line of Lot 3, 466.51 feet to the point of beginning.

(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 contract of record with Deed Release by seller

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 \$ 3,870.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 3rd day of February, 19 77, 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)

Communicapt Corp.  
By [Signature] president

STATE OF OREGON,

County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named

Rodney O. Williams and  
Katherine E. Williams

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 Mult ss.

2-8-1977  
Personally appeared John P. Poling

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

COMUNICEPT CORPORATION

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:

[Signature]  
Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)  
My Commission Expires 10-14-80  
I am notarizing the signature on this document only.

COMUNICEPT CORPORATION  
712 S. W. SALMON STREET  
PORTLAND, OREGON 97205

GRANTOR'S NAME AND ADDRESS

Rodney O. Williams & Katherine E.  
712 S. W. SALMON STREET  
PORTLAND, OREGON, 97205

GRANTEE'S NAME AND ADDRESS

After recording return to:

COMUNICEPT CORPORATION  
712 S. W. SALMON STREET  
PORTLAND, OREGON 97205

NAME, ADDRESS, ZIP

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

712 S. W. SALMON STREET  
PORTLAND, OREGON 97205

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of FEBRUARY, 19 77, at 11:00 o'clock A.M., and recorded in book M77 on page 2473 or as file/reel number 25288

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By [Signature] Recording Officer  
Deputy

FEE \$ 3.00

27 FEB 10 AM 11 08

REC'D FEB 10 1977

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712  
PORT

Rodney  
712 S.  
PORTLAND

COMUNICEPT  
712 S. W.  
PORTLAND

COMUNICEPT  
712 S. W.  
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COMUNICEPT  
712 S. W.  
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