

01-10598

38-12245

AMERICAN LAW PUBLISHING CO., PORTLAND, OR, 97204

27012

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That 4/4 Investments, a partnership,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William D. Schultheisz, 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 Westerly 100 feet of Lots 15 and 16 in Block 24, WEST KLAMATH, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Plevna District Improvement Company.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$22,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 21st day of March, 1977, 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.

4/4 INVESTMENTS

By *William D. Schultheisz*
By *William D. Schultheisz*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 21, 1977

Dale

Personally appeared the above named *William D. Schultheisz* and *Wilfred A. Johnson*

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

William D. Schultheisz
Notary Public for Oregon
My commission expires: 7-17-78

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

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 _____ 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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of MARCH, 1977, at 10:58 o'clock AM., and recorded in book M.77 on page 4761 or as file/reel number 27012. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold Hage* Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS & H
man

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP