

38-12259 K

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

1-1-74

STANLEY'S LAW PUBLISHING CO., PORTLAND, OR, 97204

27300

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 EDDIE KENT WELLS and MARGARET HELEN WELLS, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 COMMANDER BOARD OR-CAL, INC., an Oregon Corporation, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 7 and 8 in Block 10 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS.

SUBJECT TO: Any unpaid real estate taxes, WHICH buyer assumes and
 agrees to pay.

(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
 set out above

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 \$16,250.00
 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 25 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.

(If executed by a corporation,
affix corporate seal)

Eddie Kent Wells

Margaret Helen Wells

STATE OF OREGON,

County of Klamath

March 25, 1977

STATE OF OREGON, County of Klamath, 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

Personally appeared the above named
 Eddie Kent Wells and Margaret
 Helen Wells

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

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 be-
 half 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:

Before me:
 (OFFICIAL SEAL) Kathy R. Mallams

Notary Public for Oregon

My commission expires: 6-13-80

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Commander Board Or-Cal, Inc.
 6522 Alva
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

the above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
 ment was received for record on the
 28th day of MARCH, 1977,
 at 4:03 o'clock P.M., and recorded
 in book M77 on page 5167 or as
 file/reel number 27300

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer

By Hazel Kragg Deputy

FEE \$ 3.00