

1-1-74

WARRANTY DEED

Vol. 11 Page 8795

29868

KNOW ALL MEN BY THESE PRESENTS, That Mr. C. R. Wells

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Lawrence E. Dionne and Deborah V. Dionne, 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 6, Block 9, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof,

TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said Addition,

SUBJECT TO: Public Rights in Williamson River; Easements and rights of way of record; Reservations, restrictions, and conditions shown on the plat and in the dedication of RAINBOW PARK ON THE WILLIAMSON: and to Declaration of Conditions and Restrictions dated September 9, 1964 and recorded September 11, 1964 in Vol. 356 at Page 116 of Klamath County, Oregon, Deed Records, which said Conditions and Restrictions Vendees take subject to and covenant and agree to fully observe, perform, and comply with and which shall be appurtenant to and run with the premises herein sold;

(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

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 \$2,100.00. 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 26 day of April, 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.

Mr. C. R. Wells

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Santa Clara, ss.  
April 26, 1977

Personally appeared the above named  
Mr. C. R. Wells

STATE OF OREGON, County of \_\_\_\_\_, ss.  
19\_\_\_\_

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires March 1, 1980

Notary Public for Oregon  
My commission expires:

Clarence Richard Wells  
1339 Scossa Avenue, No. 4  
San Jose, CA 95119

GRANTOR'S NAME AND ADDRESS

Lawrence E. Dionne and Deborah V. Dionne  
492 Crow Court  
San Jose, Ca. 95123

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence E. Dionne and Deborah V. Dionne  
492 Crow Court  
San Jose, Ca. 95123

NAME, ADDRESS, ZIP

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

Lawrence F. Dionne and Deborah V. Dionne  
492 Crow Court  
San Jose, Ca. 95123

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 19th day of MAY, 1977, at 4:46 o'clock PM., and recorded in book M77 on page 8795 or as file/reel number 29868.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Hays Deputy