

1-1-74

30438

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PATSCHECK-VEIGA DEVELOPMENT, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alvin Paul and/or Christina Ellen Keller, 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 East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 13 Township 35 South Range 12 E. M. consisting of five acres more or less. The Southern 25 feet to be an easement for ingress and egress.

(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 \$2,500.00. 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 31st day of May, 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.

PATSCHECK-VEIGA DEVELOPMENT, INC.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath, ss. May 31, 1977

Personally appeared Fred W. Veiga and Raymond R. Patscheck 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 Patscheck-Veiga Development, Inc., 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 their voluntary act and deed.

Before me:
Katherine J. Mote
Notary Public for Oregon
My commission expires: July 14, 1977

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 2nd day of JUNE, 1977, at 3:14 o'clock P.M., and recorded in book M77 on page 9603 or as file/reel number 30438.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
Deputy

FEE \$ 3.00

After recording return to:

Alvin Paul & Christina Ellen Keller
1253 E. Willow
Anaheim, Calif. 92805
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

27 JUL 2 PM 3 14

CP 300