

30464

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. LARSON and GRETTA L. LARSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COMMUNICEPT CORPORATION, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

S 1/2 SW 1/4 SW 1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. (20 acres) This conveyance is made subject to easements, rights of way of record and those apparent on the land and Grantor reserves an easement for joint roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying east of adjoining and parallel to the westerly boundary.

(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

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 \$8,000.00. 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 21 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah ss.

May 21, 1977

Personally appeared the above named

Robert D. Larson and

Gretta L. Larson

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-18-80

Robert D. Larson & Gretta L. Larson

GRANTOR'S NAME AND ADDRESS

Communept Corporation

712 S W Salmon

Portland, Oregon 97205

GRANTEE'S NAME AND ADDRESS

After recording return to:

Communept Corporation

712 S W Salmon

Portland, Oregon 97205

NAME, ADDRESS, ZIP

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

Communept Corporation

712 S W Salmon

Portland, Oregon 97205

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Multnomah ss.

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of JUNE, 1977, at 9:24 o'clock A.M., and recorded in book M77 on page 9635 or as file/reel number 30464.

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

WM. D. MILNE

Recording Officer

By [Signature] Deputy

FEE \$ 3.00