

31201

WARRANTY DEED

Vol. 117

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STEVENS NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That FAVELL-UTLEY CORPORATION, formerly Favell-Utley Realty Company, a corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES J. COLLINS and PATRICIA M. COLLINS, husband and wife, 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:

Township 24 South, Range 7 East of the Willamette Meridian
Section 7: E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

TOGETHER WITH the exclusive right of way for ingress to and egress from said premises of a strip of land 60 feet in width along the north boundary line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 24 South, Range 7 E.W.M., the same being excluded for road purposes, and further subject to an easement 60 feet in width immediately abutting upon the north boundary line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7.

(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 \$ 4,950.00
~~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 15th day of April, 19 77; 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 _____

ss.

, 19 _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Lake ss.

April 15th 19 77

Personally appeared Robert C. Utley and Edwin L. DeGraffenreid 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 Favell-Utley 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:

Wm. D. Milne

Notary Public for Oregon

My commission expires: July 18, 1980

(OFFICIAL SEAL)

FAVELL-UTLEY CORPORATION

P.O. Box 1071

Lakeview, OR 97630

GRANTOR'S NAME AND ADDRESS

CHARLES J. & PATRICIA M. COLLINS
P.O. Box 647

Carmichael, CA 95608

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHARLES J. & PATRICIA M. COLLINS
P.O. Box 647

Carmichael, CA 95608

NAME, ADDRESS, ZIP

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

CHARLES J. & PATRICIA M. COLLINS
P.O. Box 647

Carmichael, CA 95608

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of JUNE, 1977, at 2:32 o'clock P.M., and recorded in book M77 on page 10715 or as file/reel number 31201. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Harold D. Milne* Recording Officer Deputy

FEE \$ 3.00