

32809

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon, Ltd.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Wery and Ruth A. Wery, h/w, 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 7, Block 36, Sixth Addition to Klamath River Acres of Oregon, Ltd.  
according to the official plat thereof on file in the records of  
Klamath County, Oregon.

(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 easements and restrictions of record or apparent on the face of the land.

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 \$ 4,400.00.

However, the actual consideration consists of ~~other property or money given or promised~~ <sup>consideration (indicate which)</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 8<sup>th</sup> day of July, 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)

Attorney-in-fact for BENJAMIN CURTIS HARRIS, A  
General partner of Klamath River Acres of Oregon, Ltd.  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, ) ss.  
County of Klamath  
July 8, 1977

Personally appeared the above named E. J. SHIPSEY, a General partner of Klamath River Acres of Oregon, Ltd.

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

Before me: *Wm. Ellingboe*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 4/18/80

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 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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

Klamath River Acres of Oregon, Ltd.  
Box 52  
Keno, Oregon 97627  
GRANTOR'S NAME AND ADDRESS

James Lee Wery & Ruth A. Wery  
8512 McLaughlin Lane  
Klamath Falls, Ore. 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Same as below

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

James Lee Wery & Ruth A. Wery  
8512 McLaughlin Lane  
Klamath Falls, Ore. 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

ACKNOWLEDGMENT BY ATTORNEY IN FACT

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STATE OF OREGON }  
County of Klamath } ss

On the 9<sup>th</sup> day of July, 1977, personally appeared  
E. J. SHIPSEY, who being first duly sworn, did say that he is  
the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he  
executed the foregoing instrument by authority of and in behalf of  
said Principal; and that he acknowledged said instrument to be the  
act and deed of said Principal.

Before me: Debra M. Eltinger  
Notary Public for Oregon  
My Commission Expires 4/8/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXX  
this 21st day of July A. D. 1977 at 11:29 o'clock A. and  
duly recorded in Vol. M 77, of Deeds on Page 12916

W. D. MILNE, County Clerk

Fee \$6.00

Hazel D. Dugan