

33847

WARRANTY DEED

Vol. 77 Page 14455



*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

GENE G. MORDEN

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, in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 4, Block 38, Sixth Addition to Klamath River Acres 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 \$6,400.00.

~~However, the actual consideration consists of the following:~~ (The sentence between the symbols (1), 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 4 day of July, 1976; 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 Klamath

July 4, 1976

STATE OF OREGON, County of) 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:

(OFFICIAL SEAL)

NOTARY PUBLIC

Before me:

Notary Public for Oregon

My commission expires: 4/18/80

Notary Public for Oregon

My commission expires:

Klamath River Acres of Oregon, Ltd.

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Gene G. Morden

Star Rt. Box 83

Malin, Oregon 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath River Acres of Oregon, Ltd.

Box 52

Keno, Ore. 97627

NAME, ADDRESS, ZIP

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

Gene G. Morden

Star Rt. Box 83

Malin, Oregon 97632

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument

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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

14456

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON

County of Klamath

} ss

On the 4 th day of July, 1976, 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: Delva M. Ellinger
 Notary Public for Oregon
 My Commission Expires 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on~~ 8/9/77
 this 9th day of AUGUST A. D. 19 77 at 4:38 o'clock PM and
 duly recorded in Vol. M77, of DEEDS on Page 14455
 FEE \$ 6.00

By Wm D. MILNE, County Clerk
Glenn Drazin