

38886

WARRANTY DEED

Vol. 117 Page 21886

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. RAYNOR and RUTH A. RAYNOR, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE HURLEY BUILDING COMPANY, INC., 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 1, Block 6, PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

1. Public Utility Easement shown on dedicated plat.
2. Restrictions and easements as contained in plat dedication,
3. Easement and right of way, recorded August 1, 1942 in Vol. 149, page 144, Deed Records of Klamath County, Oregon.
4. Covenants, conditions and restrictions imposed by instrument recorded Dec. 12, 1966 in Vol M66, page 12403, Microfilm 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 THOSE AS SET FORTH ABOVE,

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 \$13,000.00. 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 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 3rd day of November, 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 South Carolina } ss.
County of Horry }
7 November, 1977.

Personally appeared the above named James E. Raynor and Ruth A. Raynor

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

Before me: Lara C. Jones
(OFFICIAL SEAL) Notary Public for Oregon S.C.
My commission expires: 1-30-80

STATE OF OREGON, County of _____ } ss.
_____, 19____

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 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 for Oregon
My commission expires: _____

RAYNOR

GRANTOR'S NAME AND ADDRESS

Wayne Hurley Building Company, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:
Wayne Hurley Building Company, Inc.
4765 Driftwood Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of November, 1977, at 8:46 o'clock A.M., and recorded in book 1177 on page 21886 or as file/reel number 38886

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernard A. Helwick Recording Officer
Deputy
Fee: \$3.00

SPACE RESERVED
FOR
RECORDER'S USE