

39903

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RUSSELL R. TEUSCHER and CHEERFUL D. TEUSCHER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELIJAH KINDRED and PIRLE KINDRED, 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: Lot 70, Block 79, KLAMATH FALLS FOREST ESTATE HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Reservations as contained in deed recorded November 21, 1933 in Volume 102, page 5, Deed Records of Klamath County, Oregon.
3. Reservations as contained in deed recorded May 25, 1937 in Volume 109, page 541, Deed Records of Klamath County, Oregon.
4. An easement, recorded January 29, 1953 in Volume 259, page 28, Deed Records of Klamath County, Oregon.
5. Reservations as contained in deed recorded November 2, 1953 in Volume 260, page 12, Deed Records of Klamath County, Oregon.
6. Reservations as contained in plat dedication.
7. Conditions and restrictions, recorded July 21, 1965 in Volume M65, page 165, ***

(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

***Microfilm Records of Klamath County, Oregon. 8. Subject to Highway 66 Unit 4 Road Maintenance Assoc., recorded May 22, 1974 in Volume M74, page 6382, Microfilm Records of Klamath County, Oregon. 9. Notice of Default, recorded October 10, 1974 in Volume M74, page 13266, Microfilm Records of Klamath County, Oregon.

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.

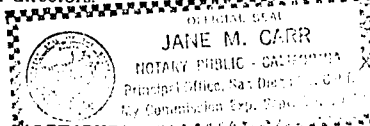
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,124.00

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 October, 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, CALIFORNIA)
County of San Diego) ss.
October 21, 19 77

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:

Personally appeared the above named
Russell R. Teuscher and Cheerful D. Teuscher

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-30-78

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON,)

ss.

County of KLAMATH

I certify that the within instrument was received for record on the 5th day of DECEMBER, 1977, at 10:42 o'clock A. M., and recorded in book M77 on page 23449 or as file/reel number 39903.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Miller

Recording Officer
By Bernetha J. Helock Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elijah Kindred, Pirle Kindred
7636 Hermann Ave.
San Diego, CA 92123

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP