

40531

WARRANTY DEED

Vol. <sup>M</sup> 71 Page 24345

KNOW ALL MEN BY THESE PRESENTS, That THOMAS C. RISDON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH GORDON DAMEWOOD AND DOROTHY MAVIS DAMEWOOD, 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 16 BLOCK 6 OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERKS 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 SUBJECT TO EASEMENTS, RIGHT OF WAYS, CONDITIONS AND COVENANTS OF RECORD.

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 \$ 3,000.00. However, the actual consideration consists of ~~the value given by the grantor~~ which is ~~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 30th day of January, 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)

Thomas C. Risdon  
THOMAS C. RISDON

STATE OF ~~DELE~~ OHIO } ss.  
County of Hamilton  
Nov. 30, 1977.

Personally appeared the above named  
THOMAS C. RISDON  
and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:  
(OFFICIAL SEAL) J. ROBERT LAMB  
Notary Public for Oregon  
My commission expires: Mar. 29, 1978

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)

THOMAS C. RISDON  
1006 Beechmeadow Lane  
Cincinnati, Ohio 45238  
KENNETH GORDON DAMEWOOD ET UX  
1290 W. 24TH AVENUE  
EUGENE, OREGON 97405

After recording return to:  
CASCADE REALTY  
P.O. BOX 416  
LAPINE, OREGON 97739

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

KENNETH GORDON DAMEWOOD ET UX  
1290 W. 24TH Avenue  
EUGENE, OREGON 97405

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of KLAMATH

I certify that the within instrument was received for record on the 16th day of DECEMBER, 1977, at 3:03 o'clock P.M., and recorded in book 1177 on page 24345 or as file/reel number 40531, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE  
By S. S. Kelosh Recording Officer  
Deputy

FEE \$ 3.00