

1-1-74

40746

WARRANTY DEED

Vol. 11 Page 24685KNOW 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 Richard W. Edwards and Erma J. Edwards, 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 6, Block 2, Original Plat of 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

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 \$ 2,617.00  
~~However, the actual consideration consists of or includes other property or value given or promised which~~  
consideration (indicate which).<sup>o</sup> (The sentence between the symbols <sup>o</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 applied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20<sup>th</sup> day of December, 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 Klamath ) ss.  
December 20, 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.

Notary Public for Oregon  
My commission expires: 4/18/80

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:  
Notary Public for Oregon  
My commission expires:

Klamath River Acres of Oregon, Ltd.  
Box 52  
Keno, Ore. 97627

GRANTOR'S NAME AND ADDRESS  
Richard W. Edwards and Erma J. Edwards  
200 Ford Rd. Sp. 219  
San Jose, Calif. 95138

After recording return to:

KCTCO

NAME, ADDRESS, ZIP

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

Richard W. Edwards and Erma J. Edwards  
200 Ford Rd. Sp. 219  
San Jose, Calif. 95138

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
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.

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

SPACE RESERVED  
FOR  
RECORDER'S USE

ACKNOWLEDGMENT BY ATTORNEY IN FACT

24686

STATE OF OREGON }  
County of Klamath } ss

On the 20th day of December, 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: Delva M. Ellinger  
Notary Public for Oregon  
My Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
his 21st day of DECEMBER A. D. 1977, at 3:30 o'clock P. M., and  
fully recorded in Vol. M77, of DEEDS on Page 24685

FEE \$ 6.00

Wm D. MILNE, County Clerk  
By Bernette H. Lettick