

1-1-74

41839

WARRANTY DEED

Vol. 11 Page 1014

KNOW ALL MEN BY THESE PRESENTS, That James C. Pinniger and Jean Pinniger, husband and wife,  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy Bowers, a single man, 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 9 in Block 8, Tract No. 1064, FIRST ADDITION TO GATEWOOD, Klamath County, Oregon;  
 Subject, however, to the following:  
 1. An easement created by instrument, including the terms and provisions thereof,  
 Dated : June 26, 1905  
 Recorded : May 18, 1907 Book: 22 Page: 479  
 In favor of : United States of America  
 (No specific location of record)  
 2. An easement created by instrument, including the terms and provisions thereof,  
 Dated : May 1, 1945  
 Recorded : May 15, 1945 Book: 176 Page: 284

(For continuation of this description see reverse side of this document)

(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 as noted of record as of the date of this deed, and those apparent upon the land, if any, as of the date of this deed,

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 \$ 44,300.00

~~Howsoever the same shall be hereafter determined, the same shall be deemed to be the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,300.00~~  
 (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 16 day of January, 1978;  
 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)

James C. Pinniger

Jean Pinniger

STATE OF OREGON, }  
 County of Klamath } ss.  
 January 16, 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)

Before me, Don Nelson  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: 2-3-79

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 GRANTEE'S NAME AND ADDRESS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 After recording return to:  
First National Bank of Oregon  
Box 1936  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP  
 Until a change is requested all tax statements shall be sent to the following address:  
Roy Bowers  
Box 5442  
Klamath Falls, OR 97601  
 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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE



In favor of : California Oregon Power Company  
For : Right of way for pole lines

(No specific location)

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded: : September 3, 1976 Book: M-76 Page: 13888

STATE OF OREGON, COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

is 17th day of January A. D. 1978 at 10:43 clock AM, and

tuly recorded in Vol. M78, of Deeds on Page 1014.

Wm D. MILNE, County Clerk

By Bernard S. Litch

Fee \$6.00