

1-1-74

41931

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES E. L. BRITTON, also known as JAMES EMERY LEE BRITTON, a single man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN L. RAUSTEN, also known as Ed L. Rausten and BONNIE BAILEY RAUSTEN, 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:

The North 60 feet of Lot 23 in Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon.
SUBJECT TO:

1. Statutory powers, including the power of assessment of Klamath Irrigation District.
2. Statutory powers, including the power of assessment of South Suburban Sanitary Dist.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(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 \$27,000.00

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 ©, 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 18th 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.

James E. L. Britton

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of KlamathJanuary 18 day, 1978

Personally appeared the above named
James E. L. Britton,

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of Klamath ss.1978Personally appeared James E. L. Britton and

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 Edwin L. Rausten and Bonnie Bailey Rausten

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 be-

half 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:

(OFFICIAL
SEAL)

BRITTON

GRANTOR'S NAME AND ADDRESS

RAUSTEN

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Edwin L. Rausten
2834 Altamont 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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
18th day of January, 1978,

at 3:35 o'clock P.M., and recorded
in book M78 on page 1142 or as
file/reel number 41931

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Bernard A. Retock Recording Officer
Deputy

Fee \$3.00