

71A 38-13530-M

FORM No. 633—WARRANTY DEED (Individual or Corporate).
1-1-74

42575

WARRANTY DEED

Vol. 78 Page 2062

STEVENS NEWS LAW PUBLISHING CO., PORTLAND, OR 97204

KNOW ALL MEN BY THESE PRESENTS, That Robert D. Dehlinger and Stella R. Dehlinger, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Church of Christ - Nile Street, a non-profit corporation, 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 following described real property in Klamath County, Oregon:

Lots 14, 15, 16, 17 and 18 of HOMELAND TRACTS, EXCEPTING THEREFROM the following described tract:

Beginning at the Northwest corner of Lot 14 in Block 1, HOMELAND TRACTS: Thence South 89° 54' 40" East, along the North line of said Lot 14, 210.27 feet; thence South 0° 55' 15" East, 94.71 feet; thence South 88° 04' 35" West, 210.37 feet to the East boundary of Nile Street; thence North 0° 55' 15" East along said street boundary, 102.10 feet to the true point of beginning.

Subject, however, to the following:

(1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

(Description continued on the reverse side.)

(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 \$ 25,000.00

~~However, the above consideration is not to be taken as evidence of the value of the property, but as evidence of the consideration actually paid.~~ (The sentence between the symbols \circ , 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 25th day of March, 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)

Robert D. Dehlinger

Stella R. Dehlinger

STATE OF OREGON,)
County of Klamath) ss.
March 25, 1977

STATE OF OREGON, County of) ss.
March 25, 1977

Personally appeared, 1977, 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

Personally appeared the above named Robert D. Dehlinger and Stella R. Dehlinger, husband & wife

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

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: Kathy R. Mallama

Notary Public for Oregon

My commission expires: 6-13-80

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Church of Christ - Nile St.
P.O. Box 1861
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 1977,

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

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- (2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
(3) Subject to reservations contained in deed from F. C. Adams and Gladys T. Adams, his wife, in Deed Records, Volume 115, pg 227, Vol. 142, pg 290, & Vol. 183 pg 172 & release of reverter in Vol. 211 pg 421 & release of any interest as recorded in Book M-77 at page 6449.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2nd day of February A. D. 1978 at 3:25 clock P.M., and

fully recorded in Vol. M78, of Deeds on Page 2062

Wm D. MILNE, County Clerk

By Bernetha H. Felch

Fee \$6.00