

42920

WARRANTY DEED

Vol. ¹¹ 78 Page 2538

KNOW ALL MEN BY THESE PRESENTS, That...DG. SHELTER PRODUCTS COMPANY KLAMATH DIVISION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK P. GROHS JR. and NEIL C. GROHS, as tenants in common each to an undivided 1/2 interest, 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 ENE¹/₄, N¹/₂SE¹/₄, Section 16, Township 41 South, Range 15 East, Willamette Meridian, Klamath County, Oregon.

Subject to: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Easements and rights of way of record and those apparent on the land, if any.

Note: The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.

(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 above set forth,

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 \$.....-0-
No cash consideration - exchange of land.
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 1st 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.

DG SHELTER PRODUCTS COMPANY KLAMATH DIVISION

By William P. Carey
its PresidentPatricia L. Lamon, Secretary

STATE OF OREGON,

County of

ss.

Personally appeared the above named

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:STATE OF OREGON, County of Klamath) ss.
December 16, 1977

Personally appeared William P. Carey

who, being duly sworn, did say that he is the president of DG Shelter Products Company Klamath Division, 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:
Patricia L. Lamon
Notary Public for Oregon
My commission expires: 11/19/79

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of February, 1978, at 3:27 o'clock P.M., and recorded in book M78 on page 2538 or as file/reel number 42920.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha J. Hirsch Deputy
Recording Officer

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank Grohs Jr.
Rt. 1 Box 117
Bonanza, OR

NAME, ADDRESS, ZIP

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

Frank P. Grohs Jr. and Neil C. Grohs

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USEul
329