

MTC 6038-M

43825

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
MURELLA R. ALBERT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
HAUPERT TRACTOR CO.

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:

Lots, 4, 5 and 6, Block 53, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING that portion deeded to State of Oregon through its State Highway Commission, recorded August 18, 1958 in Deed Volume 302, page 261, and recorded August 22, 1958 in Deed Volume 302, page 387, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Limited access provisions contained in Deeds to the State of Oregon, recorded August 18, 1958 in Volume 302, page 261, and recorded August 22, 1958 in Volume 302, page 387, Deed Records of Klamath County, Oregon.
2. Reservations, conditions and easements as contained in Deed recorded August 18, 1958 in Volume 302, page 261, Deed Records of Klamath County, Oregon and in Deed recorded August 22, 1958 in Volume 302, page 387, Deed 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 --See 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 \$ 1,500.00----

(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 <sup>(1)</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 implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of February, 19 78; 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.

Murella R. Albert

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
February 28, 19 78

Personally appeared the above named  
Murella R. Albert.

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

Before me, Dee Lynn Blum  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6 16 81

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) Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hauptert Tractor Co.  
10 Crater Lake Ave.  
Medford, Oregon 97501

NAME, ADDRESS, ZIP

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

Same as above.

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 28th day of February, 19 78, at 2:38 o'clock P.M., and recorded in book M78 on page 3746 or as file/reel number 43825  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bonnie A. Debeck Recording Officer  
Deputy

Fee \$3.00