

1-1-74

44812

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KIPCO, INC., a Nevada Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANGELINE M. OWENS, an estate in fee simple, 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:

An undivided 1/5th interest in and to the following described parcel:

Lots 11 and 12 in Block 9 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: This property is restricted to a single story dwelling and nothing over a one story unit can be built on the above described property, as disclosed by instrument recorded November, 1977 in Book: M-77 at page: Klamath County Records.

(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 that stated 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 \$ 3,000.00

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 ①, 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 November, 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)

Kipco, Inc.

By:

C. W. Davis

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

STATE OF OREGON, County of Klamath) ss.
November 1, 19 77

Personally appeared C. W. Davis, 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

Kipco, Inc.

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:

Matthew L. Lohs

Notary Public for Oregon

My commission expires: 7-21-81

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Angeline M. Owens
444 Stevens Road #11
Eagle Point, OR 97524

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of March, 19 78, at 11:12 o'clock A.M., and recorded in book M78 on page 5154 or as file/reel number 44812. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: *Matthew L. Lohs* Deputy

Fee \$3.00