

45396

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That W.D. Elliott, Sr. and Thelma Elliott, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Kuhlwein and Lucille Kuhlwein, Husband and wife, 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 14, 15, and 16, of the RESUBDIVISION OF TRACTS B AND C OF FRONTIER TRACTS, according to the official plat thereof on the County Clerk of Klamath County, Oregon.

- Subject to:
1. Right of the public in and to any portion of the herein described lying within the limits of the street, road or highways.
 2. Easement recorded April 8, 1932 in Volume 97, page 237.
 3. Conditions and restriction recorded in Volume 300, page 333, and Volume 299, page 56, and in Deed recorded in Volume M66, page 3543.

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 - those apparent upon the land.

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 \$ 4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 29th day of March, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
March 29, 1978

Personally appeared the above named
Preston Neal Shelton
and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My commission expires: 6-16-81
Becky Lynn Blum

Preston Neal Shelton
Judy Shelton
W.D. Elliott, Jr. Thelma Elliott
STATE OF OREGON, County of Klamath } ss.
March 29, 1978

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 _____

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.

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath } ss.

On this the 29th day of March, 1978, JUDY SHELTON, who, being duly sworn (or affirmed), did say that she is the attorney in fact for W.D. ELLIOTT, SR. and THELMA ELLIOTT and WILBUR D. ELLIOTT, JR. that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me: _____
Becky Lynn Blum
6-16-81
Deputy

5955

same as above