

1-1-74

WARRANTY DEED

Vol. M78 Page 6278

45634

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH HOLLINGSWORTH

, 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:

Lot 4, Block 2, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded July 30, 1974 in Book M-74 at Page 9272, Amended June 30, 1975 in Book M-75 at Page 7360.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Country Green.

(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 shown 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 \$ 5,610.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 31 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.

HENLEY LAND CO., INC.

BY: Wm. T. McGaughey
Wm. T. McGaughey
Attorney in Fact

(If executed by a corporation, affix corporate seal)

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 31 day of March, 1978

personally appeared

Wm. T. McGaughey

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

Henley Land Co., Inc.

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

(Signature)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 3rd day of April, 1978, at 11:25 o'clock A.M., and recorded in book M78 on page 6278 or as file/recd number 45634. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Lemuel D. Hirsch Recording Officer Deputy

Fee \$3.00

HENLEY LAND CO., INC.

GRANTOR'S NAME AND ADDRESS

HOLLINGSWORTH

GRANTEE'S NAME AND ADDRESS

After recording return to: and send taxes to;

Ralph Hollingsworth

460 South Alt Court

K. Falls, OR

NAME, ADDRESS, ZIP

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

see above

NAME, ADDRESS, ZIP