

1-1-74

A-29065 47311

WARRANTY DEED

Vol. 777 Page 8751

KNOW ALL MEN BY THESE PRESENTS, That RALPH S. REMSTEDT and BARBARA J. REMSTEDT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL W. HEIKKILA and THELMA L. HEIKKILA, husband and wife, 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 1 in Block 2 of Tract No. 1093, Pinecrest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

1. Reservations, restrictions and rights-of-way of record or apparent on the face of the land.
2. Reservations and restrictions as contained in the plat dedication.
3. Declaration of Protective Restrictions from Tract No. 1093, Pinecrest, recorded April 2, 1974 in Deed Vol. M-74, page 4015, re-recorded Sept. 2, 1975 in Deed Vol. M-75, page 10294, Microfilm 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

EXCEPT THOSE AS SET FORTH 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 \$ 32,000.00

~~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 28 day of April, 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)

Ralph S. Remstedt
Barbara J. Remstedt

STATE OF OREGON,)
County of Oregon) ss.
April 27, 1978

Personally appeared the above named
Ralph S. Remstedt and Barbara J.
Remstedt,

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of) ss.

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 be-
half 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:

Remstedt

GRANTOR'S NAME AND ADDRESS

Heikkila

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carl Heikkila
464 Delaware
Imperial Beach, Ca 92032

NAME, ADDRESS, ZIP

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

KL 1st Federal
6th

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
2nd day of May, 1978,
at 10:51 o'clock A.M., and recorded
in book M78 on page 8751 or as
file/reel number 47311.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer
By *Sandra D. Helch* Deputy

Fee \$3.00