

47341

WARRANTY DEED

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8800

KNOW ALL MEN BY THESE PRESENTS, That RIVER WEST, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J.D. JONES AND CLARA M. JONES, 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:

TRACT 1024, LOTS 1 and 2, BLOCK 4, RIVER WEST situated in the South one-half of Section 25, T24S, R8E, W.M. in the County of Klamath, State of 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 save and except Reservations in Patents and Easements of Record and liens and encumbrances suffered or permitted by Grantee after March 10, 1973.

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 \$3,800.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, if not applicable, should be deleted. See ORS 93.040.)

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 23 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. The true and actual consideration for this transfer is the Contract of the parties dated March 10, 1973.

GRANTOR: RIVER WEST, LTD.
By: REBO, INC., General Partner

(If executed by a corporation, affix corporate seal)

By: Paul R. Mumford, President

STATE OF ~~OREGON~~ CALIFORNIA) ss.

County of NEVADA

March 24, 1978

STATE OF OREGON, (County of) ss.

Personally appeared

who, being duly sworn,

Personally appeared the above named Paul R. Mumford, President of REBO, INC. and known to me to be the General Partner of RIVER WEST, LTD.

and acknowledged the foregoing instrument to be his voluntary act and deed, 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, FRANCES GALLAGHER, Notary Public - California, My commission expires AUG 7, 1981. (OFFICIAL SEAL) Frances Gallagher (OFFICIAL SEAL)

REBO, INC., General Partner
of RIVER WEST, LTD.
PO Bx 949, Grass Valley, Ca. 95945

J.D. and Clara JONES
2905 University St.
Eugene, Oregon 97405

After recording return to:

Above named Grantee

NAME ADDRESS, ZIP

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

Above named Grantee

NAME ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of May, 1978, at 4:48 o'clock P.M., and recorded in book M78 on page 8800 or as file/roll number 47341. Record of Deeds of said county.

Witness my hand and seal of County affixed

Wm. D. Haine

By: Kenneth H. Haine, Recording Officer
Deputy

Fee \$3.00