

## MOUNTAIN TITLE COMPANY

49498

6325-M  
WARRANTY DEED

Vol. 74 Page 11922

KNOW ALL MEN BY THESE PRESENTS, That JAMES J. HILL and MAXINE HILL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH J. LONG 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 28, Block 9, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk 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: 1. Regulations of Nimrod River Park Road District. 2. Reservations as contained in plat dedication. 3. Covenant conditions and restrictions imposed by instrument recorded June 10, 1966 in Volume M66, page 6074.

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 \$13,000.00. 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 ©, 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 30 day of May, 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)

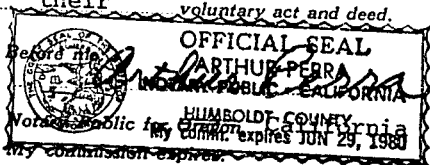
James J. Hill  
Maxine Hill

STATE OF OREGON, CALIFORNIA }  
County of Humboldt } ss.  
May 30, 1978

Personally appeared the above named James J. Hill and Maxine Hill

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

(OFFICIAL SEAL)



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19\_\_\_\_

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.

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:

Joseph J. Long  
Box 4  
Sprague River, Oregon  
NAME, ADDRESS, ZIP

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

same as above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 5th day of June, 1978, at 2:38 o'clock P. M., and recorded in book M78 on page 11922 or as file/real number 49498.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha White Recording Officer Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY