

49738

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, ORE. 97204

Vol. M78 Page 12263

KNOW ALL MEN BY THESE PRESENTS, That William D. Griffith and Wanda C. Griffith, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth F. Gorrod 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 Thirteen (13), Block Nine (9), Jack Pine Village, according to the official plat thereof on file with the County Clerk of Klamath County and subject to the building and use restrictions appurtenant thereto and on file in Volume M-69, Page 3870 Deed Records.

Subject to the existing Trust Deed and Note dated May 1, 1978 recorded May 9, 1978. Volume M-78, Page 9411, No. A29293.

(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: Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of Record, if any.

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 \$ 5500.00. 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 (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 5th day of June, 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 Deschutes } ss.
June 6, 1978

Personally appeared the above named
William D. Griffith and Wanda C. Griffith

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Oct 22, 1978

William D. Griffith et ux
Star Rt. 1, Hackett Dr.
La Pine, Ore. 97739

GRANTOR'S NAME AND ADDRESS

Kenneth F. Gorrod
Star Rt. 1, Hackett Dr.
La Pine, Ore. 97739

GRANTEE'S NAME AND ADDRESS

After recording return to:
Ahern Realty
52427 River Pine Rd.
La Pine, Or. 97739

NAME, ADDRESS, ZIP

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

Kenneth F. Gorrod
Star Rt. 1, Hackett Dr.
La Pine, Ore. 97739

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19 _____ 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 _____

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)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of June, 1978, at 3:34 o'clock P.M., and recorded in book M78 on page 12263 or as file/reel number 49738

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00