

49952

WARRANTY DEED

Vol. 78 Page 12565

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Everett E. Staley and Nelda J. Staley, 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 25 Block 1, Original Plat, Klamath River Acres of Oregon, Ltd.  
according to the official plat thereof on file in the 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 easements and restrictions of record or apparent on the face of the land.

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 \$ 2,750.00  
 ~~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 12<sup>th</sup> 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)

E. J. Shipsey  
Attorney-in-fact for Benjamin Curtis Harris a  
general partner of Klamath River Acres of Oregon, Ltd.

STATE OF OREGON,  
County of Klamath } ss.  
June 12, 1978.

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

Personally appeared the above named E. J. Shipsey, a general partner of Klamath River Acres of Oregon, Ltd.

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

Notary Public for Oregon  
My commission expires: 4/18/80

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Klamath River Acres of Oregon, Ltd.  
Box 52  
Keno, Oregon 97627  
GRANTOR'S NAME AND ADDRESS

Everett E. Staley and Nelda J. Staley  
P.O. Box 365  
Snelling, Calif. 95369  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Everett E. Staley and Nelda J. Staley  
P.O. Box 365  
Snelling, Calif. 95369  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Everett E. Staley and Nelda J. Staley  
P.O. Box 365  
Snelling, Calif. 95369  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

72 JUN 13 PM 2 36

ACKNOWLEDGMENT BY ATTORNEY IN FACT

12567

STATE OF OREGON  
County of Klamath

} ss

On the 12th day of June, 1978, personally appeared  
E. J. SHIPSEY, who being first duly sworn, did say that he is  
the attorney-in-fact for BENJAMIN CURTIS MARRIS and that he  
executed the foregoing instrument by authority of and in behalf of  
said Principal; and that he acknowledged said instrument to be the  
act and deed of said Principal.

Before me: Delia M. Ellingboe  
Notary Public for Oregon  
My Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record on June 13th day of June A. D. 1978 at 2:36 clock PM., and  
fully recorded in Vol. M78, of Deeds on Page 12566

Wm D. MILNE, County Clr  
Benjamin Marris

Fee \$6.00