

4-29602

FORM No. 571 - (UNIFORMITY BEID (Individual or Corporate).

5-174

52994

WARRANTY DEED

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. 97201
Vol. 178 Page 17300

KNOW ALL MEN BY THESE PRESENTS, That WOODROW W. CAVE and ROBERTA E. CAVE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN C. JENSEN, 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 12, Block 2, Benley Acres, Section 31, Township 39 South, Range 10, East of the Willamette Meridian, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject to liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

(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 as hereinabove set forth,

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 sum and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,500.00

In continuing 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 22 day of August, 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.

Woodrow W. Cave
Roberta E. Cave

(If executed by a corporation, affix corporate seal)

STATE OF Nevada
County of Carson City
August 4, 1978
Personally appeared the above named WOODROW W. CAVE and ROBERTA E. CAVE, and acknowledged the foregoing instrument to be their voluntary act and deed.
Notary Public for Nevada
My commission expires: October 1, 1980

STATE OF OREGON, County of Klamath
Personally appeared Woodrow W. Cave and Roberta E. Cave, 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 Woodrow W. Cave and Roberta E. Cave, a corporation, and that the said affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Notary Public for Oregon
My commission expires: March 1, 1980

WOODROW W. CAVE and ROBERTA E. CAVE, 114 West Telegraph Carson City, Nevada 89701
STEVEN C. JENSEN
517 North Eldorado Ave. Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 22 day of August, 1978, at 12:16 o'clock P.M., and recorded in book 178 on page 17300, or on file, serial number 52994, Record of Deeds of said county.
Witness my hand and seal of County's office.
By Donald A. Hurd Recording Officer
FEE \$2.00