

53518

WARRANTY DEED

Vol. m78 Page 18088KNOW 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 Betty L. and M. Jack /or David Coy., 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 7, Block 9, First Addition to 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.

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 \$ 6,900.00

~~On the date of the execution of this deed, the consideration was paid in cash to the grantor by the grantee, which is the true and actual 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 14 day of August, 19 78;  
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,  
STATE OF OREGON, County of        ) ss.  
      , 19       

STATE OF OREGON,

County of Klamath } ss.August 14, 19 78

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

(OFFICIAL SEAL)

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 30Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Betty L. and M. Jack /or David Coy

391 Loma Dr.

Camarillo, Calif. 93010

GRANTEE'S NAME AND ADDRESS

After recording return to:

Betty L. and M. Jack /or David Coy

391 Loma Dr.

Camarillo, Ca. 93010

NAME, ADDRESS, ZIP

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

Betty L. and M. Jack /or David Coy

391 Loma Dr.

Camarillo, Calif. 93010

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.

SPACE RESERVED FOR RECORDER'S USE

By        Recording Officer  
By        Deputy

ACKNOWLEDGMENT BY ATTORNEY IN FACT

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STATE OF OREGON }  
County of Klamath } ss

On the 14th day of August, 1978, personally appeared  
E. J. SHIPSEY, who being first duly sworn, did say that he is  
the attorney-in-fact for BENJAMIN CURTIS HARRIS 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

Debra M. Ellinger  
Notary Public for Oregon  
my Commission Expires: 7/1/83



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at 2:33 P.M.

on the 15th day of August A. D. 19 78 at 2:33 clock P.M., an  
uly recorded in Vol. 478, of Deeds on Page 18088

W. D. MILNE, County Clerk

Bernetha Shetch

Fee \$6.00