

11-296 44

54757

WARRANTY DEED

Vol. M Page 20028



KNOW ALL MEN BY THESE PRESENTS, That Duane E. Sagen and Phyllis E. Sagen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ruth A. Werdmuller Von Elgg, 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:

W 1/4 SW 1/4 NW 1/4 Section 11, Township 37 South, Range 14 East of Willamette Meridian, Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Reservations and restrictions in Deed to Duane E. Sagen, et ux recorded in Vol M74 page 14000,, records of Klamath County, Oregon;... "Subject to a 30 foot easement for roadway purposes along the exterior boundaries of the above described property for the use and benefit of adjoining property owners."

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 for 1978-79 taxes which are now a lien, but not yet payable; and as shown above.

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.

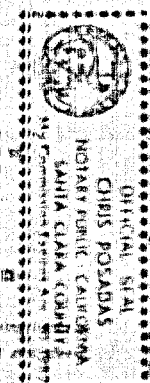
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00

However, the actual consideration consists of the value of the property as value given or promised which is \$8,000.00 (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 31st day of July, 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 or other corporate body



STATE OF CALIFORNIA
County of Santa Clara
July 31, 1978

Personally appeared the above named
Duane E. and Phyllis E. Sagen

and acknowledged the foregoing
instrument as their

(OFFICIAL SEAL)
Notary Public for Santa Clara County
My commission expires: 4/30/82

Duane E. Sagen
Phyllis E. Sagen

STATE OF OREGON, County of) ss.
If

Personally appeared and who, being duly sworn, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal and consideration 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of September, 1978, at 2:34 o'clock P.M., and recorded in book M78 on page 20028 or as file/serial number 54757, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
Deputy

Fee \$3.00

After recording return to:
Mr. Ruth A. Werdmuller Von Elgg
3433 Brandeforte Dr., Santa Cruz, CA 95065
If change is requested all new statements shall be sent to the following address:
Mr. Ruth A. Werdmuller Von Elgg
3433 Brandeforte Dr., Santa Cruz, CA 95065
NAME ADDRESS ZIP