

1-1-74

57538

WARRANTY DEED

Vol. 178 Page 24374



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 William J. Learn, 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 40, Block 38, Sixth Addition of Klamath River Acres, 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 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 \$4,900.00.

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$4,900.00.~~

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 8 day of May, 1976; 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)

Attorney-in-fact for Benjamin Curtis Harris
A general partner of Klamath River Acres of Oregon Ltd.
STATE OF OREGON, County of _____ ss.

STATE OF OREGON, }
County of Klamath } ss.
May 8, 1976

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 _____

_____ a corporation,
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 be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Before me: *William M. Olinghouse*
(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires: 4/18/80

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/real number _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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

William J. Learn
2431 North 20th
Springfield, Oregon, 97477
GRANTEE'S NAME AND ADDRESS

After recording return to:
TJA-Sum

NAME, ADDRESS, ZIP

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

William J. Learn
2431 North 20th
Springfield, Oregon 97477
NAME, ADDRESS, ZIP

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON)
 County of Klamath) ss

On the 8 day of May, 1976, 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: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title co.
 on the 30th day of October A. D. 1978 at 10:48 AM., and
 duly recorded in Vol. M78, of Deeds on Page 24374

Wm D. MILNE, County Clerk
 By Bonetta Whitcomb

Fee \$6.00