

1-1-74

60270

WARRANTY DEED

Vol. M78 Page 28815

KNOW ALL MEN BY THESE PRESENTS, That OWENS DEVELOPMENT CO., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER T. SCHMIDT and CAROLYN J. SCHMIDT, husband and wife, 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 16 in Block 5, Tract 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in the dedication of Tract 1145 Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights; Conditions and Restrictions of Nob Hill Subdivision Tract #1145, recorded April 18, 1978, in Deed Volume M78, page 7560, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

(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 those above 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th day of December, 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)

STATE OF OREGON

County of

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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

OWENS DEVELOPMENT CO.
By J. Bruce Owens President
By Marie Owens Secretary

STATE OF OREGON, County of Klamath
December 27, 1978

Personally appeared J. Bruce Owens and Marie Owens, 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 Owens Development Co., 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 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.

Before me:
James D. Milne
Notary Public for Oregon
My commission expires: 10-25-84

(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 28th day of December, 1978, at 10:40 o'clock A.M., and recorded in book M-78 on page 28815 or as file/reel number 60270

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Win. D. Milne
Recording Officer
By Jacqueline M. Milne Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL
540 Main

NAME, ADDRESS, ZIP

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

ROGER T. SCHMIDT
1604 IVORY
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

73 DEC 28 AM 10 40