

60421

W 1246
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONALD R. COURSER and ODETTA A. COURSER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS H. DINEEN and CLARA O. DINEEN, husband and wife, 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:

Lots 1 and 2, Block 19, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions and restrictions imposed by instrument recorded August 4, 1971 in Volume M71, page 8196.
2. Articles of Association, as contained in instrument recorded April 28, 1971 in Volume M71, page 3698, and as amended by instrument recorded August 4, 1971 in Volume M71, page 8194.

(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 set forth above and apparent upon 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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 11 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 Clackamas
December 11, 1978

Personally appeared the above named Donald R. Courser and Odetta A. Courser

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

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Clackamas
December 11, 1978

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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After receiving return to:

Louis H. Clara O. Dineen
13441 Palen Street
Fountain Valley, Ca. 92708

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of JANUARY, 1979, at 12:13 o'clock P.M., and recorded in Book M 79 on page 16 or as file/reel number 60421.

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

M. D. MILNE
Recording Officer
By _____ Deputy

FEE \$ 3.00