

A-29915

61385

WARRANTY DEED

Vol. 1779

Page

1675

KNOW ALL MEN BY THESE PRESENTS, That ROSE G. YOUNG, EDWARD C. DORE, JEANNE M. DORE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND D. BIXLER and MICHAEL E. BIXLER, father and son, 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 4, Block 7, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Reservations, restrictions and rights-of-way of record or apparent on the face of the land.

(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 SET FORTH ABOVE

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 the whole part of the consideration (indicate which). (The sentence between the symbols (1), 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 5 day of Oct, 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)

Rose G. Young
Rose G. Young

Jeanne M. Dore

By: Edward C. Dore
her attorney in fact

STATE OF ~~NEW YORK~~ New York }
County of New York } ss.
Oct 5, 1978

Personally appeared the above named
Rose G. Young

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

Before me:

(OFFICIAL SEAL)

SEYMOUR GREENE
Notary Public, State of New York
My commission expires March 30, 1979

Dore, Dore & Young

GRANTOR'S NAME AND ADDRESS

Bixler

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond D. Bixler

3735 Pine Grove Road

Klamath Falls, Oregon, 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss.

Personally appeared

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of

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.

By

Recording Officer

Deputy

FORM No. 189—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF CALIFORNIA

County of LOS ANGELES

ss.

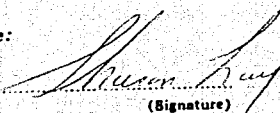
On this the 12th day of October, 1978 personally appeared
EDWARD C. DORE

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

JEANNE M. DORE

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

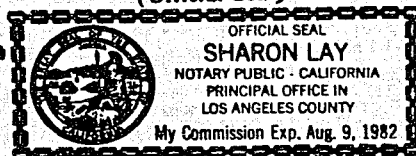


(Signature)

Notary Public

(Title of Officer)

(Official Seal)



STATE OF California

County of LOS ANGELES

ss.

BE IT REMEMBERED, That on this 12th day of October, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EDWARD C. DORE

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for California
My Commission expires August 9, 1982

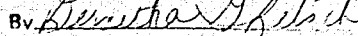
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Ins. Co.

this 19th day of January A. D. 1979 at o'clock P.M., and

fully recorded in Vol. M79 of Deeds on Page 1675

Wm D. MILNE, County Clerk

By 

Fee: \$6.00