

1-1-74

63100

WARRANTY DEED

Vol. M79 Page 4354



KNOW ALL MEN BY THESE PRESENTS, That OWENS DEVELOPMENT CO., an Oregon Corpora-
tion

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD VANDERHOFF
and BETTY JUNE VANDERHOFF, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 3, 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 Resubdivision, Tract 1145, recorded April 18, 1978, in Volume M78,
page 7560, Microfilm 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 \$14,000.00

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 21st day of February, 1979;
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)

OWENS DEVELOPMENT CO.

By J. Bruce Owens, Pres.
By E. Marie Owens, Sec.

STATE OF OREGON,)
County of) ss.
19

STATE OF OREGON, County of Klamath) ss.
February 21, 1979

Personally appeared J. Bruce Owens and
E. 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 Develop-
ment 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 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.

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Before me:
Notary Public for Oregon
My commission expires: 5-14-80

(OFFICIAL
SEAL)

Owens Development Co.
520 Klamath Ave.,
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Donald and Betty June Vanderhoff
4132 Adelaide, #C
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor

NAME, ADDRESS, ZIP

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

Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
27th day of February, 1979,
at 2:17 o'clock P.M., and recorded
in book M79, on page 4354 or as
file/reel number 63100,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer
By Renee Schuch Deputy

Fee \$3.00