

1-1-74

WARRANTY DEED

Vol. 79 Page 7371

65003

James R. DeBaun, Trustee, BC 1-10, Big Bear

KNOW ALL MEN BY THESE PRESENTS, That Lake, CA 92315, and/or any Successor Trustee, under Written Declaration of Trust dated September 7, 1972

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Anne Katherine Nugent 19606 Linnet St., Tarzana, California 91356

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:

Township 40 South, Range 8 East, Willamette Meridian, Section 21: That part of the Southerly 300 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 that lays Southwesterly of the Keno Worden Road. (3+ acres)

(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

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 \$ 10,000.00

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 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 26th day of March, 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)



OFFICIAL SEAL
VICKY L. MELTON
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY

My Commission Expires May 11, 1982

STATE OF OREGON

County of San Bernardino } ss.
April 2, 1979

Personally appeared the above named
James R. DeBaun

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

Before me:
(OFFICIAL SEAL) Vicky L. Melton
Notary Public for California
My commission expires May 11, 1982

OF OREGON, County of ss.
19

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)

James R. DeBaun
BC 1-10, Big Bear Lake
CA 92315

GRANTOR'S NAME AND ADDRESS

Anne K Nugent
19606 Linnet St.,
Tarzana, CA 91356

GRANTEE'S NAME AND ADDRESS

After recording return to:
Anne K. Nugent
19606 Linnet St.,
Tarzana CA 91356

NAME, ADDRESS, ZIP

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

Anne K Nugent
19606 Linnet St.,
Tarzana CA 91356

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of April, 1979, at 11:10 o'clock AM, and recorded in book 179 on page 7371 or as file/reel number 65003, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Pamela H. Hirsch Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE

79 APR 4 AM 11 10

CT 300