

1-1-74

65017

WARRANTY DEED

Vol. 179 Page 7390



KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE A. KOENIG and PAT KOENIG, 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:

The NW ¼ SE ¼ SW ¼ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated July 17, 1961, recorded November 9, 1961, Book 33 Page 549, in favor of the California Oregon Power Company, a Maine Corporation. FURTHER SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways. FURTHER SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated October 29, 1968, recorded September 17, 1970, Book M-70, Page 8222, in favor of adjoining property owners, for a 60 foot wide roadway for joint use. FURTHER SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated March 31, 1978, recorded May 4, 1978, Book M-78, Page 9023, in favor of Pacific Power & Light Company, for transmission and distribution of electricity over a portion of the SE ¼ SW ¼.

(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 contract dated August 7, 1978, recorded September 6, 1978, Book M-78, Page 19681, Klamath Co.; and taxes for the year 1978-79 payable in the amount of \$57.45, plus interest 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 \$9,714.21.

① However, the actual consideration consists of ~~or includes~~ other property or value given ~~or promised~~ which is ~~the entire~~ part of the consideration (indicate which). ② (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 3rd day of April, 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)

STATE OF OREGON,)
County of) ss.
19

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:

STATE OF OREGON, County of Marion) ss.
April 3, 1979

Personally appeared H. CLAYTON LIVENGOOD

who, being duly sworn, ~~and~~ for himself ~~and~~ did say that the former is the president of PACIFIC WEST MORTGAGE 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 ~~and~~ there acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/16/82

(OFFICIAL
SEAL)

PACIFIC WEST MORTGAGE CO.

P. O. Box 497

Stayton, OR 97383

GRANTOR'S NAME AND ADDRESS

JOE A. KOENIG and PAT KOENIG

15524 Old Mehama Road S.E.

Stayton, OR 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.

P. O. Box 497

Stayton, OR 97383

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Leon Radsloff

455 33rd Ave.

San Francisco, Calif. 94121

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of April, 1979, at 1:10 o'clock P.M., and recorded in book M79 on page 7390 or as file/reel number 65017.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *[Signature]* Recording Officer
Deputy

Fee \$3.00

#2060cc

APR 4 PM 1:10

300