

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Clyde W. Chapman and Diane S. Chapman, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Theodore B. Case, hereinafter called the 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 E1/2SE1/4 lying Easterly of BLY MOUNTAIN BONANZA CUT OFF ROAD, in Section 34, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

- 1. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$8,900.00
- Dated : February 14, 1978 Book: M-78 Page: 2380
- Recorded : February 22, 1978 Book: M-78 Page: 5451
- Re-recorded : March 22, 1978
- Mortgagor : Clyde W. Chapman and Diane S. Chapman, husband and wife
- Mortgagee : Curtis F. Deetz, which Grantee herein assumes the (For continuation of this document, see reverse side of this deed.)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$3,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 16 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.

By: Diane S. Chapman
Diane S. Chapman, his Attorney-in-fact.
STATE OF OREGON, County of _____, 19____

(If executed by a corporation, affix corporate seal)
(See reverse side of this deed for notary acknowledgment.)
STATE OF OREGON,
County of Klamath
April 16, 1979

Personally appeared the above named
Diane S. Chapman

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

Before me: DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 12/1/79
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: TA donna

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as know listed

NAME, ADDRESS, ZIP

Personally appeared _____, 19____, 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 before me, and that the said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

STATE OF OREGON,
County of _____
I certify that the within instrument was received for record on the _____, 19____, day of _____, at _____ o'clock _____ M., and recorded in book _____ on page _____, file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____
Recording Officer
Deputy

Mortgagors' interest in that certain Mortgage, the unpaid balance of which is \$8,197.26 with interest paid to March 26, 1979.

2. Contract, including the terms and provisions thereof,

Dated : October 31, 1978 Book: M-78 Page: 24757
 Recorded : November 2, 1978
 Vendor : Clyde W. Chapman and Diane S. Chapman, husband and wife,

Vendee : Fred L. Rueck and Dani Rueck, husband and wife,
 which Grantee herein assumes the Vendors' interest in that certain contract, the unpaid balance of which is \$16,882.96, with interest paid to March 1, 1979.

3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 16 day of April, 19 79 personally appeared
Diane S. Chapman
 who, being duly sworn (or affirmed), did say that She is the attorney in fact for Clyde W. Chapman 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:

(Official Seal)

(Signature)
 Notary Public for Oregon
 My Commission Expires:
 (Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 16th day of April A. D. 1979 at 4:28 clock P M., on
 duly recorded in Vol. 179, of Deeds on Page 8353

Fee \$6.00

By Wm D. MILNE, County Clerk
Bernetha Shetch