

K-31698

66602

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William A. Greene and Jean L. Greene

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Le Quiou and Le Quiou Inc.

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 49, Casitas, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land: Liens and assessments of Klamath Project and Klamath Irrigation District: AND MORTGAGE, including the terms and provisions thereof, executed by Jerrell L. Krieger et ux to State of Oregon, represented and acting by the Director of Veterans Affairs, dated April 3, 1963, recorded April 3, 1963 in Volume 216 page 322, Mortgage records of Klamath Oregon and Mortgage to State of Oregon, represented and acting by the director of Veterans' Affairs, dated June 26, 1972, recorded June 26, 1972 in Volume M72 page 6986, Said Mortgages, Grantees herein expressly agree to assume and pay:

(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 as those above.

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 \$ 48,000.00

However, the actual consideration consists of or includes other property or lands given or promised which the whole consideration (including 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 13 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)

William A. Greene

Jean L. Greene

STATE OF OREGON,

County of Klamath

April 13, 1979

Personally appeared the above named

William A. Greene and

Jean L. and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8.5.79

STATE OF OREGON, County of

Personally appeared and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

William and Jean Greene

GRANTOR'S NAME AND ADDRESS

Le Quiou and Le Quiou, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to: Le Quiou and Le Quiou, Inc.

6408 S. 6th Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of May, 1979, at 11:36 o'clock A.M., and recorded in book M79 on page 10082 or as file/reel number 66602

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Hetsch Recording Officer Deputy

Fee \$3.00