

1967

68879

Vol. 179 Page 13823

KNOW ALL MEN BY THESE PRESENTS, That DWIGHT C. KIRCHER and DORIS I. KIRCHER, husband and wife, and JANE'S PARADISE ACRES, INC., an Oregon Corporation, dba RAINBOW PARK ON THE WILLIAMSON, a partnership, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CLAUDE B. SHEFFNER and EDYTHE A. SHEFFNER, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 23, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof.

SUBJECT TO: Public Rights in Williamson River; Easements and rights of way of record; Reservations, restrictions and conditions shown on the plat and in the dedication of RAINBOW PARK ON THE WILLIAMSON; and to Declaration of Conditions and Restrictions dated September 9, 1964 and recorded September 11, 1964 in Vol. 356 and Page 116 of Klamath County, Oregon, Deed Records, which said Conditions and Restrictions Vendees take subject to and covenant and agree to fully observe, perform and comply with and which shall be appurtenant to and run with the premises herein sold,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 above granted 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 \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of~~ consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 28th day of May, 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors:

Dwight Kircher
Doris I. Kircher

(If executed by a corporation, affix corporate seal)

JANE'S PARADISE ACRES, INC.
By: Jane A. Ohlund President
Cheryl L. Storm Sec-Treas.

STATE OF OREGON,)
County of Klamath) ss.
May 28, 1972

Personally appeared the above named DWIGHT C. KIRCHER and DORIS I. KIRCHER, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Apr. 19, 1973

STATE OF OREGON, County of Klamath) ss.
May 28, 1972

Personally appeared JANE A. OHLUND and CHERYL L. STORM, 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 JANE'S PARADISE ACRES, INC.

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:
Frank W. Ohlund
Notary Public for Oregon

My commission expires: April 19, 1973

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

FRANK W. OHLUND

Notary Public for Oregon
My commission expires: Apr. 19, 1973

No change on tax records

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of June, 1972, at 1:36 o'clock P.M., and recorded in book 179 on page 13823 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By: Frank W. Ohlund

County Clerk

Title.

By: Berntha A. Helbo Deputy

Fee \$3.00