

68880

WARRANTY DEED

Vol. 179 Page 13824

KNOW ALL MEN BY THESE PRESENTS, That Claude B. Sheffner and Edythe Sheffner, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank W. Ohlund and Jane A. Ohlund, husband and wife, 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 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 Declaration 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 at Page 116 of Klamath County, Oregon Deed Records, which said Conditions and restrictions vendors take subject to and covenant and agree to fully observe, perform and comply with and which shall be appertinent to and run with the premises herein sold.

(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

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 \$ 1,122.12. 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 ©, 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 28 day of June, 1976; 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 Oregon

June 28, 1976

Personally appeared the above named Claude B. Sheffner,

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon Calif.

My commission expires:

SHERI JENSEN  
NOTARY PUBLIC - CALIFORNIA  
COUNTY OF OREGON  
My Commission Expires 1-1-1977

After recording return to:

FRANK W. OHLUND

2100 1ST ST

CLATSOP COUNTY, OREGON 97124

NAME ADDRESS

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

Personally appeared Claude B. Sheffner and Edythe Sheffner, who, being duly sworn,

each for himself and not one for the other, did say that the former is the His Voluntary Act president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument in 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.

Notary Public for Oregon Nebraska

My commission expires: 7/10/77

(OFFICIAL SEAL)  
L. L. BUTZ  
Notary Public - State of Nebraska  
My Comm. Exp. 7/10/77

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of June, 1976, at 1:36 o'clock P.M., and recorded in book 179 on page 13824 or as file/reel number 62220.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. D. Milne Recording Officer  
By Ben H. Hirsch Deputy

Fee \$3.00

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