

1-1-74

70222

WARRANTY DEED

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16043



KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon, Ltd.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald G. Thiel and Patricia M. Thiel, 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:

Lot 8, Block 38, Sixth Addition to Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the records of Klamath County, Oregon.

(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 easements and restrictions of record or apparent on the face of the land.

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 \$5,400.00

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 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 7<sup>th</sup> day of September, 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)

Attorney-in-fact for BENJAMIN CURTIS HARRIS, a General Partner of Klamath River Acres of Oregon, Ltd. STATE OF OREGON, County of ss.

STATE OF OREGON, } ss.  
County of Klamath  
September 7, 1976

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named E. J. SHIPSEY, a general partner of Klamath River Acres of Oregon, Ltd.

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

Before me: *M. Ellingboe*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 4/18/80

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:

Klamath River Acres of Oregon, Ltd.  
Box 52  
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS  
Ronald G. Thiel & Patricia M. Thiel  
8357 Agundo St.,  
Elverta, Calif. 95626

After recording return to:

*7A-D*

NAME, ADDRESS, ZIP

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

Ronald G. & Patricia M. Thiel  
8357 Agundo St.  
Elverta, California 95626  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/real number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of \_\_\_\_\_ County affixed

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON }  
 County of Klamath } ss.

On the 7<sup>th</sup> day of September, 1976, personally appeared  
 E. J. SHIPSEY, who being first duly sworn, did say that he is  
 the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he  
 executed the foregoing instrument by authority of and in behalf of  
 said Principal; and that he acknowledged said instrument to be the  
 act and deed of said Principal.

Before Me Delva M. Ellingboe  
 Notary Public for Oregon  
 My Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Transamerica Title Co.  
 this 6th day of July A. D. 1979 at 3:48 clock PM., and  
 duly recorded in Vol. 1179, of Feeds on Page 16049

Fee \$6.00 By Wm D. MILNE, County Clerk  
Bernetha Phelps