

1-1-74

71523

WARRANTY DEED

Vol. 779 Page 18071



KNOW ALL MEN BY THESE PRESENTS, That ERNEST W. ELDRIDGE and KATHLEEN J. ELDRIDGE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED W. VEIGA & CAROL J. VEIGA, husband and wife, as to an undivided one-half interest, and RAYMOND R. PATSCHECK & JEAN E. PATSCHECK, husband and wife, as to an undivided one-half interest, 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:

W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20; W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 29, all in Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: (1) Reservations contained in deed from the United States of America to Earl Rambo Jepson, recorded April 27, 1959, in Deed Book 312, page 53, Deed Records of Klamath County, Oregon.

(2) An easement created by instrument, including the terms and provisions thereof, dated February 24, 1966, recorded March 2, 1966, in M-66 at page 1722, Deed Records, in favor of the United States of America for a strip of land 66 feet in width over the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20.

(3) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(4) Excepting any encumbrances, liens or easements placed on the property by grantee.

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

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 \$ 11,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols \odot , 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 19th day of July, 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)

Ernest W. Eldridge
Kathleen J. Eldridge

STATE OF OREGON,

County of Clackamas

July 19, 1979

Personally appeared the above named

Ernest W. Eldridge and Kathleen J. Eldridge

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

OFFICIAL SEAL

Before me, Julie A. Boies

Notary Public for Oregon

My commission expires: 3-4-80

E. W. and Kathleen J. Eldridge

P.O. Box 98

Sandy, Or. 97055

GRANTOR'S NAME AND ADDRESS

Voiga Construction Corp.

640 North Tustin, Suite 105

Santa Ana, Ca. 92705

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee at above address

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of JULY, 1979, at 2:33 o'clock PM., and recorded in book M-79 on page 18071 or as file/reel number 71523

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 3.00

By Berntha H. H. Deputy

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