

K-31246

1-1-74

72699

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DURANT REAL ESTATE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M X LAND AND LIVESTOCK CORPORATION, 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 2 Block 6 of FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to: Reservations, restrictions, rights of way of record and those apparent upon the land; Rules regulations, assessments of South Suburban Sanitary District; AND TRUST DEED, including the terms and provisions thereof, dated May 18, 1970 recorded May 18, 1970 in Volume M70 page 2969 in faovr of First Federal Savings and Loan association, which said Trust Deed Grantee herein agrees to assume and pay according to its terms.

(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 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 \$ 58,000.00. 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 @, 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 21st day of August, 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)

Durant Real Estate

by: Bruce L. Durant

STATE OF OREGON, County of Klamath August 21, 1979

STATE OF OREGON, County of Klamath August 21, 1979

Personally appeared the above named Bruce L. Durant

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

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

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.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 7/19/82

(OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Durant Real Estate

GRANTOR'S NAME AND ADDRESS MX Land and Livestock Corp.

GRANTEE'S NAME AND ADDRESS

After recording return to: C. J. Emrich 6516 Valhalla Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address. First Federal S/Loan Main Street Branch

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22 day of August, 1979, at 10:14 o'clock A.M., and recorded in book M79 on page 19896 or as file/reel number 72699 Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer By: [Signature] Deputy

Fee: \$3.50