

74581

WARRANTY DEED

Vol. M79 Page 22896

KNOW ALL MEN BY THESE PRESENTS, That ALBERNI DEVELOPMENT CO.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George G. Gubler and Reneé Gubler, husband and wife, 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:

Lots 7 and 8 in Block 14 of FIRST ADDITION TO BONANZA, according to the official plat thereof on file in Klamath County, Oregon. SUBJECT TO a perpetual nonexclusive easement to install, maintain, and use a pipeline to the well and pump and to use said well and pump which are situated near the northern boundary of and approximately 54 feet East of the Western boundary of Lots 6 and 6 in Block 14 of FIRST ADDITION TO BONANZA according to the official plat thereof on file in the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon or any other water well which shall hereafter be installed upon the above described premises, as disclosed by instrument recorded July 27, 1979 in Volume M79, page 17867, Microfilm 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 1. 1979-1980 taxes, a lien in an amount to be determined but not yet due and payable. 2. Regulations of Horsefly Irrigation District.

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 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 27th day of September, 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.

ALBERNI DEVELOPMENT CO.

(If executed by a corporation, affix corporate seal)

By: Robert Johnson

STATE OF OREGON, }
County of Klamath } ss.
September 27, 1979

STATE OF OREGON, County of } ss.
September 27, 1979

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

Personally appeared the above named Robert C. Johnson, a partner

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

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: 8-23-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George G. & Reneé Gubler
P. O. Box 301
Bonanza, Or. 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address, same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of September, 1979, at 2:49 o'clock P.M., and recorded in book M79 on page 22896 or as file/reel number 74581, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: Bernetha Kewth Deputy

Fee \$3.50