

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAMON PEREZ and MARIA E. PEREZ, 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 8, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,

Dated : June 26, 1905
Recorded : May 18, 1907 Book: 22 Page: 479
In favor of : United States of America
(No specific location of record)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(over)

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, restrictions, reservations, rights of way of record, those apparent on the land and that which is common to real estate in the area.

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 \$55,000.00. 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 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 26th 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.

(If executed by a corporation, affix corporate seal)

James C. Pinniger
Jean E. Pinniger

STATE OF OREGON,)
County of Klamath) ss.
September 26, 1979

STATE OF OREGON, County of) ss.
19

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

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)

Personally appeared the above named JAMES C. PINNIGER & JEAN E. PINNIGER

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/20/81

Notary Public for Oregon

My commission expires:

JAMES C. PINNIGER & JEAN E. PINNIGER

4369 Seima
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

RAMON PEREZ & MARIA E. PEREZ
20818 Westview Drive
Bend, Oregon 97701
GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY, Attorneys at Law
540 Main Street, Suite 204
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

RAMON PEREZ & MARIA E. PEREZ
20818 Westview Drive KFFS4C
Bend, Oregon 97701 540 MAID
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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

4. An easement created by instrument, including the terms and provisions thereof,

Dated: May 1, 1945
Recorded: May 15, 1945 Book: 176 Page: 284
In favor of: California Oregon Power Company
For: Right of way for pole lines
(No specific location)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 27th day of September A. D. 1979. at 3:43'clock P. M., and
duly recorded in Vol. 179, of Deeds on Page 22972

By Wm D. MILNE, County Clerk
Bernethart H. Ketchum

Fee \$7.00