

74861

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M79 Page 23358

KNOW ALL MEN BY THESE PRESENTS, That ROUND LAKE PROPERTIES, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK J. OLIVER, 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:

N 1/2, NE 1/4, SE 1/4 and NE 1/4, NW 1/4, SE 1/4 of Section 7 Township 39 South, Range 8 East, Willamette Meridian.*

Subject to easements, rights of way, and restrictions of record and apparent on the land and to Trust Deed from Patrick J. Oliver to Klamath County Title Company as Trustee for Round Lake Estates, Ltd., a California limited partnership, recorded October 18, 1978, Vol. M78, page 23354, Mortgage Records of Klamath County, Oregon, which grantee assumes and agrees to pay.

*Together with that certain easement given by Weyerhaeuser Company to Patrick J. Oliver by instrument dated June 25, 1979, recorded July 11, 1979, Vol. M79, page 16351, Deed 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 taxes for 1979-80, which grantee assumes and agrees to pay;

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 \$ none.

~~the whole of the above described premises, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, to the said grantee and grantee's heirs, successors and assigns forever.~~ (The sentence between the symbols ⓪, 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 28 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)

Round Lake Properties, Inc.

By: Patrick J. Oliver
President

STATE OF OREGON,)

County of Klamath) ss.
, 1979.

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
1979.Personally appeared Patrick J. Oliver and~~who, being duly sworn, said to the truth and not one for the other, did say that the former is the president and that the latter is the secretary of~~

Round Lake Properties, Inc.

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 that he acknowledged said instrument to be its voluntary act and deed.

Before me: Walter Dudley

Notary Public for Oregon

My commission expires: 11-30-81

(OFFICIAL SEAL)

Round Lake Properties, Inc.

447 N.E. Greenwood

Bend, Oregon 97701

GRANTOR'S NAME AND ADDRESS

Patrick J. Oliver

21547 Stony Ridge Road

Bend, Oregon 97701

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patrick J. Oliver
447 N.E. Greenwood
Bend, Oregon 97701
NAME, ADDRESS, ZIP

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

Patrick J. Oliver
447 N.E. Greenwood
Bend, Oregon 97701
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of October, 1979, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M79 on page 23358 or as document/fee/file/instrument/microfilm No. 74861. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By: Bernard A. Helms Deputy

Fee \$3.50