

1-1-74

74866

WARRANTY DEED

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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 David M. Monschien, Daniel E. Mann, and Charles E. Monschien, dba TRI-M BUILDERS, 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 10 and 12 in Block 2 and Lots 13, 27, and 29 in Block 3 of Tract No. 1046, Round Lake Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, and rights of way of record and apparent on the land and to building and use restrictions of record.

(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

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 \$40,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (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 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.

ROUND LAKE PROPERTIES, INC.

By

President

By

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

ss.

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.
September 19, 1979

Personally appeared Patrick J. Oliver 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 Round Lake

Properties, Inc.

a corporation, and that the seal allixed 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:

Notary Public for Oregon

My commission expires: 9/23/81

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

TRI-M BUILDERS

1121 Merryman

Klamath Falls, OR 97601

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 2nd day of October, 1979, at 3:54 o'clock P.M., and recorded in book M79 on page 23368 or as file/reel number 74866, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Shetch Recording Officer
Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE