

1-1-74

77466

WARRANTY DEED

Correction Deed



KNOW ALL MEN BY THESE PRESENTS, That Western Sun Properties

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Circle J. Construction Co., 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 1, 2, 3, 4, and 5 and that portion of vacated Oregon Avenue adjacent to the North Line of Lots 3, 4, and 5, Block 47, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath Co., Oregon Subject, however, to the following:

1. Charges and Assessments of the City of Klamath Falls for monthly water and/or sewer charges.
2. Easement, including the terms and provisions thereof, given by Klamath County, Oregon, a public corporation acting by and through its Board of County Commissioners, to the United States of America dated January 9, 1952, recorded February 13, 1952 in Volume 252, page 574, Deed Records of Klamath County, Oregon. Said easement pertaining to transmission of electricity

This deed is being recorded to add the corporate acknowledgment by a Notary Public.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$

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 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 28th day of November, 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.

WESTERN SUN PROPERTIES

By: Steven C. Josse, President

By: Mary Ann Josse, Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.

19

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.
November 28, 1979

Personally appeared Steven C. Josse and Mary A. Josse 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 Western

Sun Properties

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:

Notary Public for Oregon

My commission expires: 7/19/82

(OFFICIAL SEAL)

Western Sun Properties

GRANTOR'S NAME AND ADDRESS

Circle J. Construction Co.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Circle J. Construction Co.

Rt. 1, Box 216 F

Bonanza, Oregon 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,) ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of November, 1979, at 4:23 o'clock P.M., and recorded in book/reel/volume No. M79 on page 27766 or as document/fee/file/instrument/microfilm No. 77466, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Debra A. Helrich, Deputy