

1-1-74

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## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

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

Robert C. Coward and Peggie R. Coward

, 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:

Lot 11, Block 28, Fifth Addition to Klamath River Acres of Oregon, Ltd.

according to the official plat thereof on file in the 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 easements and restrictions of record or apparent on the face of the land.

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 \$ 7,200.00

~~However, the actual consideration stated on this property of value \$7,200.00 or more, which is~~  
consideration (indicate which).<sup>⓪</sup> (The sentence between the symbols <sup>⓪</sup>, 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 18<sup>th</sup> day of April, 1978; 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)Attorney-in-fact for BENJAMIN CURTIS HARRIS, a  
General partner of Klamath River Acres of Oregon, Ltd.STATE OF OREGON, )  
County of Klamath ) ss.  
April 18, 1978, 19STATE OF OREGON, County of ) ss.  
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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 be-  
half 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)

Before me:

Notary Public for Oregon

My commission expires: 4/18/80

Notary Public for Oregon

My commission expires:

Klamath River Acres of Oregon, Ltd.

Box 52

Keno, Ore. 97627

GRANTOR'S NAME AND ADDRESS

Robert C. Coward and Peggie R. Coward

P.O. Box 2338

White City, Oregon 97501

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr & Mrs Robert C Coward  
6421 Monte Vista Court  
Eagle Point OR  
NAME, ADDRESS, ZIP

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

Robert C. Coward and Peggie R. Coward

P.O. Box 2338

White City, Oregon 97501  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instru-  
ment was received for record on the  
day of 19at o'clock M., and recorded  
in book on page or asfile/real number  
Record of Deeds of said county.Witness my hand and seal of  
County affixed.By Recording Officer  
Deputy

## ACKNOWLEDGMENT BY ATTORNEY IN FACT

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STATE OF OREGON

County of Klamath

} ss

On the 18<sup>th</sup> day of April, 1978, personally appeared  
E. J. SHIPSEY, who being first duly sworn, did say that he is  
the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he  
executed the foregoing instrument by authority of and in behalf of  
said Principal; and that he acknowledged said instrument to be the  
act and deed of said Principal.

Before me:

Delsa M. Elling  
Notary Public for OregonMy Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company  
this 4<sup>th</sup> day of January A. D. 1980 at 3:42 o'clock P. M., and  
duly recorded in Vol. M-80, of Deeds on Page 207

W. D. MILNE, County Clerk

Jacqueline J. Mettler

Fee \$7.00