

1-1-74

79349

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by I. I. TREVILLIAN, 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:

The NE 1/4 SW 1/4 NE 1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

FURTHER SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, Dated July 27, 1972, Recorded November 30, 1977, Book M-77, Page 23148, for joint user roadway and all other roadway purposes over and across a 30 foot wide strip of land lying West of adjoining and parallel to the Easterly boundary of the SW 1/4 NE 1/4.

(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 \$ 10,604.75

However, the actual consideration consists of ~~which includes other property or value given or promised~~ which is ~~part of the~~ consideration (indicate which).[Ⓢ] (The sentence between the symbols [Ⓢ], 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 19th day of December, 19 79; 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)

STATE OF OREGON,)
County of Marion,) ss.
19 79

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:

PACIFIC WEST MORTGAGE CO.

By: H. Clayton Livengood

STATE OF OREGON, County of Marion) ss.
December 19, 1979

Personally appeared H. Clayton Livengood who, being duly sworn, ~~and for himself~~ he is the president ~~of Pacific West Mortgage Co.~~

_____ 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:

Thomas E. Hugh
Notary Public for Oregon

My commission expires: 8-9-83

(OFFICIAL SEAL)

Pacific West Mortgage Co.

P. O. Box 497

Stayton, OR 97383

GRANTOR'S NAME AND ADDRESS

I. I. Trevillian

Rt. 2 Box 75

Seal Rock, OR 97376

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.

P. O. Box 497

Stayton, OR 97383

#2450cc NAME, ADDRESS, ZIP

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

Tom and Brenda B. Bibeault

142 W. 11th Ave.

Vancouver, B.C., Canada

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of January, 19 80, at 12:01 o'clock P.M., and recorded in book/reel/volume No. NSO on page 827 or as document/fee/life/instrument/microfilm No. 79349, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha Heloch Deputy

Fee \$3.50