

1-1-74

80990

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That A. R. BREITENSTEIN and ELLEN BREITENSTEIN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH A. BREITENSTEIN, M.D., INC. PROFIT SHARING PLAN, 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 10, Block 5, FIRST ADDITION TO GREEN ACRES, according to the official plat thereof on file with County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Rights of the public in and to that portion of the above described property lying within the limits of public roadways. 2. An easement created by instrument recorded September 19, 1979, in Volume M79, page 22265, in favor of Pacific Power and Light Company. 3. Covenants, easements and restrictions, imposed by instrument recorded October 2, 1979 in Volume M79, page 23255. 4. Setback restrictions as delineated on the recorded plat along the South 25 feet.

(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 set forth above and apparent upon 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 \$8,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th day of February, 1980; 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 Klamath } ss.
February 20, 1980

Personally appeared the above named

A. R. Breitenstein and Ellen Breitenstein

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

Before me: John Bluvau
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.
_____, 19____

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph A. Breitenstein, M.D., Inc.
Profit Sharing Plan
874 Plumas Street, suite B
NAME, ADDRESS, ZIP

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

Yuba City, Ca. 95991

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 21st day of February, 1980, at 11:22 o'clock A.M., and recorded in book/reel/volume No. M80 on page 3447 or as document/fee/file/instrument/microfilm No. 80990, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha A. Helt Deputy

Fee \$3.50

80 FEB 21 AM 11 22