

K-32877

1-1-74

81559

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. DORE, JEANNE M. DORE AND ROSE G. YOUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BURTON K. WHEELER and SARAH F. WHEELER, husband and wife, 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(s) 30 in Block 6 of MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, and rights-of-way of record or apparent on the face of the land.

and payable. 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 those as set forth above.

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 \$5,850.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). 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 27th day of January, 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)

Rose G. Young ROSE G. YOUNG

JEANNE M. DORE

By: Edward C. Dore Her attorney in fact

STATE OF NEW YORK County of New York Feb 22, 1980

STATE OF OREGON, County of ss. Personally appeared 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

Personally appeared the above named ROSE G. YOUNG

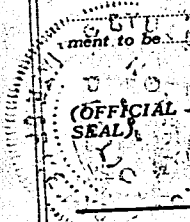
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: (OFFICIAL SEAL)

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

Before me: Stuart H. Carsons Notary Public for NEW YORK

Notary Public for Oregon My commission expires:

Notary Public, State of New York My commission expires No. 2422355 Qualified in Bronx County Commission Expires March 30, 1980



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Mr. and Mrs. Burton K. Wheeler 1317 18th St. # D Santa Monica, Calif. 90404

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

NAME, ADDRESS, ZIP

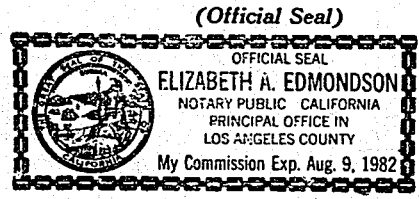
STATE OF OREGON, County of I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

STATE OF  
County of LOS ANGELES } ss.

On this the 13th day of February, 1980 personally appeared Edward C. Dore who, being duly sworn (or affirmed), did say that he is the attorney in fact for Jeanne M. Dore and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me  
*Elizabeth A. Edmondson*  
Notary  
(Signature)  
(Title of Officer)



STATE OF California  
County of Los Angeles } ss.

BE IT REMEMBERED, That on this 13th day of February, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Edward C. Dore

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Elizabeth A. Edmondson*  
Notary Public for California  
My Commission expires August 9, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
this 6th day of March A. D. 1980 at 3:09 o'clock P. M., one  
tuly recorded in Vol. N80, of Deeds on Page 4301

Wm. D. MILNE, County Clerk  
By *Bernice Hetch*  
Fee \$7.00