

## WARRANTY DEED

Vol. 770 Page 5030

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. RAINWATER, JR. and SHIRLIE A. RAINWATER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARSHA L. DICKEN, 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 3, Block 4 of First Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to: Reservations and restrictions contained in deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, in Deed Volume 248 page 397, records of Klamath County, Oregon, as follows: "Not more than two hogs shall be kept on said premises at any one time."

(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, restrictions, rights of way of record, reservations and those apparent on the land and common to the area

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 \$ 60,000.00

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 <sup>1</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 17<sup>th</sup> day of March, 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)

*James H. Rainwater, Jr.*  
*Shirley A. Rainwater*

STATE OF OREGON, )  
County of Klamath ) ss.  
March 19 80

STATE OF OREGON, County of ) ss.

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)

Personally appeared the above named JAMES H. RAINWATER, JR. and SHIRLIE A. RAINWATER

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

Before me:

(OFFICIAL SEAL)

*Susan K. Karach*

Notary Public for Oregon

My commission expires: 12-6-81

Notary Public for Oregon

My commission expires:

James H. and Shirly A. Rainwater

GRANTOR'S NAME AND ADDRESS

Marsha L. Dicken  
121 South Sixth Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marsha L. Dicken K.F.S.W.

*SVC. MAIL*

NAME, ADDRESS, ZIP

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

Marsha L. Dicken K.F.S.W.  
*SVC. MAIL*

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book reel volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document fee file instrument/microfilm No. 31999. Record of Deeds of said county.

Witness my hand and seal of County affixed.

*Wm. D. Hine*  
By *James H. Karach* Deputy