

K-32966

1-1-74

82279

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ^H Kenneth H. Duncan and Evelyn R. Duncan, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Andrew Hornbeck, DBA HORNBECK FARMS, 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:

Lots 8 and 9, Block 52, Malin, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:

1. Liens and assessments of the City of Malin.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$13,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 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)

STATE OF OREGON,)
County of Klamath) ss.
March 19, 1980.

Personally appeared the above named Kenneth A. Duncan and Evelyn R. Duncan, husband and wife,

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

Before me: Ray Kalina
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: May 15, 1985

Kenneth H. Duncan
Kenneth A. Duncan

Evelyn R. Duncan
Evelyn R. Duncan
STATE OF OREGON, County of Klamath) ss.
March 20, 1980

Personally appeared Kenneth A. Duncan and Evelyn R. Duncan 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

Kenneth A. Duncan and Evelyn R. Duncan, 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:

Ray Kalina
Notary Public for Oregon

My commission expires: May 15, 1985

(OFFICIAL SEAL)

Duncan

GRANTOR'S NAME AND ADDRESS

Hornbeck

GRANTEE'S NAME AND ADDRESS

After recording return to:

Andrew Hornbeck, DBA Hornbeck Farms
P.O. Box 282
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of March, 1980, at 3:17 o'clock P.M., and recorded in book/reel/volume No. 1300 on page 5499 or as document/fee/file/instrument/microfilm No. 32279, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernhard Adelsch Deputy

Fee \$3.50