

WARRANTY DEED Vol 1 80

KNOW ALL MEN BY THESE PRESENTS, That RIVER WEST, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK R. and JOAN L. DOUGLAS, 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: TRACT 1024, LOT 4, BLOCK 5, RIVER WEST situated in the South Half of Section 25, T24S, R8E, W.M. in the County of Klamath, Oregon; and also as continued on the reverse side hereof:///

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 save and except Reservations in Patents and Easements of Record and liens and encumbrances suffered or permitted by Grantee after January 18, 1973.

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 \$ 2000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ¹⁰, 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 23 day of March, 1978; 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. The true and actual consideration for this transfer is the Contract of the parties dated 1/18/73.

(If executed by a corporation, affix corporate seal)

GRANTOR: RIVER WEST, LTD.
By: REBO, INC., General Partner

By: Paul R. Mumford, President

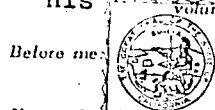
STATE OF ~~XXXXX~~ CALIFORNIA) ss.
County of NEVADA
March 24, 1978

STATE OF OREGON, County of) ss.
Personally appeared _____, 19

Personally appeared the above named Paul R. Mumford, President of REBO, INC. and known to me to be the General Partner of RIVER WEST, LTD.

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

(OFFICIAL SEAL)



Notary Public for Oregon
My commission expires:

Frances Gallagher (OFFICIAL SEAL)

My commission expires:

REBO, INC., General Partner
of RIVER WEST, LTD.
PO Bx 949, Grass Valley, Ca. 95945

GRANTEE'S NAME AND ADDRESS
Jack & Joan Douglas
PO Bx 772
Gilchrist, Ore. 97737

After recording return to:

Above named Grantee

NAME ADDRESS, ZIP

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

Above named Grantee

NAME ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____
I certify that the within instrument was received for record on the day of _____, 19

SPACED RESERVED FOR RECORDER'S USE

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.

By _____ Recording Officer

Deputy

LEGAL DESCRIPTION CONTINUED FROM THE REVERSE SIDE HEREOF:

TOGETHER WITH :

PROPERTY DESCRIPTION
FOR
RIVER WEST

A parcel of land situated in "River West" a duly platted and recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the northeast of Lot 4, Block 5 of said "River West"; thence S27°11'00"E, 220.00 feet; thence S62°49'00"W, 300.00 feet; thence N27°11'00"W, 220.00 feet to a 1/2 inch iron pin on the southerly right-of-way line of North Airport Drive; thence N62°49'00"E along said right-of-way line 300.00 feet to the point of beginning containing 1.51 acres more or less.

Subject to and together with:

An easement 30.00 feet in width for ingress and egress adjacent to and northerly of the south line of the above described property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Klamath County Title Co.

this 17th day of April A.D. 1980 at 10:38 o'clock A.M.

and duly recorded in Vol. M80, of Deeds on Page 7132

W.E.M. KLINE, County Clerk

Bernetha D. Hetch

Fee \$7.00