

Ketco  
43274

WARRANTY DEED

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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. & 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:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE HEREOF...  
///

280 APR 17 AM 10 38

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantor'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 24 October, 1972.

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 \$ 2,800.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~XXXXXX~~ consideration (indicate which). (The sentence between the symbols (X), 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 August, 1979: 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 24 October, 1972.

(If executed by a corporation, affix corporate seal)

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

By: Paul R. Mumford, President

STATE OF OREGON,  
County of \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_  
Personally appeared \_\_\_\_\_

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. 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 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 the hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me, *Carol A. Cranford*  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Before me, *Carol A. Cranford*  
Notary Public for California  
My commission expires: \_\_\_\_\_



REBO, INC., General Partner  
of RIVER WEST, LTD.  
PO Bx 949, Grass Valley, Ca. 95945  
GRANTOR'S NAME AND ADDRESS

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

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,  
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.

By \_\_\_\_\_ Recording Officer  
Deputy

## LEGAL DESCRIPTION

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 on the southerly right-of-way line of North Airport Drive marking the northwest corner of Lot 5, Block 5 said River West; thence N62°49'00"E along said right-of-way, 247.08 feet to a 5/8 inch iron pin marking the intersection of said southerly right-of-way line of North Airport Drive with the southerly right-of-way line of Elk Drive; thence east along said southerly right-of-way, 256.12 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 330.00 feet radius curve to the left (delta = 5°14'16"; long chord = N02°37'08"E, 30.16 feet) 30.17 to the end of curve; thence leaving said southerly right-of-way line SOUTH, 42.05 feet to the beginning of a curve to the right; thence along the arc of a 100.00 feet radius curve to the right (delta = 62°49'00"; long chord = S31°24'30"W, 104.23 feet) 109.64 feet to the end of curve; thence S62°49'00"W, 394.69 feet; thence N27°11'00"W, 220.00 feet to the point of beginning containing 2.09 acres more or less.

Subject to an 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.

led for record at request of Klamath County Title Co.

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

truly recorded in Vol. M80, of Deeds on Page 7134

W.B. WILSON, County Cl.

Fee \$7.00

*Bernard H. Fitch*