

1-1-74 87913

WARRANTY DEED

Vol. 1780 Page 14718

KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon, Ltd.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John F. and/or Irene Graves and James O. and/or Virginia Zeman, 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 1, Block 22, Fourth Addition to Klamath River Acres of Oregon, Ltd.

according to the official plat thereof on file in the records of Klamath County, Oregon.

(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 and restrictions of record or apparent on the face of the land.

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 \$3,450.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4th day of August, 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)

Attorney-in-fact for Benjamin Curtis Harris a General Partner of Klamath River Acres of Oregon, Ltd.

STATE OF OREGON,)
County of Klamath) ss.
August 4, 1980

STATE OF OREGON, County of) ss.
19

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

Personally appeared the above named E. J. Shipsey, a general partner of Klamath River Acres of Oregon, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/16/84

Notary Public for Oregon
My commission expires:

Klamath River Acres of Oregon, Ltd.
P. O. Box 52
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

John F. Graves & James O. Zeman
1328 W. Olive Avenue
Lompoc, California 93436

GRANTEE'S NAME AND ADDRESS

After recording return to:

John F. Graves & James O. Zeman
1328 W. Olive Avenue
Lompoc, California 93436

NAME, ADDRESS, ZIP

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

John F. Graves & James O. Zeman
1328 W. Olive Avenue
Lompoc, California 93436

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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

By Deputy

SPACE RESERVED FOR RECORDER'S USE

WARRANTY OF

14710

14719

ACKNOWLEDGMENT BY ATTORNEY IF FACT

STATE OF OREGON

COUNTY OF KLAMATH,)
)

On the 4th day of August, 1980, personally appeared

E.J. SHIPSEY, who being first duly sworn, did say that he is the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he executed the foregoing instrument by authority of and in behalf of said Principal; and that he acknowledged said instrument to be the act and deed of said Principal.

Before me: James A. [Signature]
Notary Public for Oregon
My Commission Expires: 6/16/84

10801
 7th day of August A.D. 1980 at 2:31 P.M. in
 County of Klamath, State of Oregon
 recorded in Vol. 1478 of Deeds on Page 1478

Wm D. MILNE, County Clerk

Fee \$7.00

and that the said affixed to the foregoing instrument in the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by majority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed before me.

Notary Public for Oregon
My commission expires: _____

(Official Seal)

STATE OF OREGON
County of Clatsop
August 1, 1938

[illegible]

By _____
 Recording Officer
 Deputy
 County of _____
 Witness my hand and seal of
 Record of Deeds of said county
 the 1st day of _____
 19____
 in book _____
 of page _____
 at _____
 County of _____
 State of Oregon

Richmond River Acres of Oregon, Ltd.
 P. O. Box 32
 Reno, Oregon 97507
 JOHN F. TRAVES & JAMES G. NORMAN
 1328 W. Olive Avenue
 Los Angeles, California 90030
 (PLEASE PRINT NAME AND ADDRESS)
 JOHN F. TRAVES & JAMES G. NORMAN
 1328 W. Olive Avenue
 Los Angeles, California 90030
 (PLEASE PRINT NAME AND ADDRESS)
 JOHN F. TRAVES & JAMES G. NORMAN
 1328 W. Olive Avenue
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