

89002

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DALE WILLIAMS

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16424

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE RAY, 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:

The South half of the East half of Lot 12, Block 14, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, also known as Lot 12-C, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Covenants, conditions, and restrictions as contained in plat dedication, to wit: "subject to a 50 foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."
4. Subject to a 25 foot road and utility easement over North lot line as shown on dedicated plat.

(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 stated above or 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 \$3,500.00. 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 25th 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)

X Dale Williams  
DALE WILLIAMS

STATE OF OREGON,

County of Josephine } ss.  
August 25, 1980

Personally appeared the above named  
DALE WILLIAMS

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

RUFENE P. MOOTZ  
(OFFICIAL NOTARY PUBLIC - OREGON)  
SEAL  
My Commission Expires: 12/31/82

STATE OF OREGON, County of Josephine } ss.  
August 25, 1980

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 \_\_\_\_\_

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. Dale Williams

1014 NE A Street  
Grants Pass, OR 97526  
GRANTOR'S NAME AND ADDRESS

Mr. Leonard Ray  
P.O. Box 190  
Bly, OR 97622  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of August, 1980, at 11:04 o'clock A.M., and recorded in book M80 on page 16424 or as file/reel number 89002.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha H. Helch Recording Officer  
Deputy  
Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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