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93260

MTC 9474
WARRANTY DEED Vol 178

23351

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS E. STUMBAUGH and BILLIE JEAN STUMBAUGH, husband & 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:

A parcel of land situated in Section 25, T24S, R8E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at the southwest corner of the SE 1/4 of said Section 25; thence N00°07'03"E along west line of said SE 1/4, 1241.77 feet thence N62°49'00"E, 935.98 feet; thence S27°11'00"E, 280.00 feet; thence S38°30'12"E, 61.18 feet; thence S27°11'00"E, 150.00 feet; thence N62°49'00"E, 299.74 feet to the easterly line of the west half of said SE 1/4; thence S00°00'20"W, 1369.04 feet to the south line of said Section 25; thence S89°42'20"W along said south section line, 1336.20 feet to the point of beginning containing 43.56 acres more or less.

CONTINUED ON REVERSE SIDE HEREOF:

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 March 19, 1973.

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 \$19,000.00. 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 (H), 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 11th day of April, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereunto by order of its board of directors. The true and actual consideration for this transfer is the Contract of the parties dated 19 March, 1973.

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

By: Paul R. Mumford, President

California
STATE OF ~~NEVADA~~,
County of Nevada
April 12, 1979

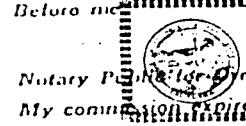
STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19 _____, who, being duly sworn,

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)



OFFICIAL SEAL
BILLIE ALLEN

NOTARY PUBLIC - CALIFORNIA
COUNTY OF NEVADA
My Commission Expires October 4, 1980

(OFFICIAL SEAL)

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

D.E. Stumbaugh
PO Bx 209
Crescent, Oregon 97733

After recording return fee

Above named Grantee

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

Above named Grantee

STATE OF OREGON, ss.

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/ser number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

23352

Subject to and together with:

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

STATE OF OREGON; COUNTY OF Klamath; ss.

Recorded for record at request of Mountain Title Co.

this 2nd day of December A. D. 1980 at 2:52 o'clock P. M., and

was recorded in Vol. M80, of Deeds, on Page 23351

Wm D. LANE, County Clerk

Bernetha Hetch

Fee \$7.00