T/A#M-38-229412 VOLM80 Page 2453 WARRANTY DEED (Individu al or Corporate). 1.1.74 94070 WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That NEVADA MOBILE HOME SALES, INC., a corporation,... hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANE S. DOWNING, a...single.woman, ., 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 70. Cloverdale Addition, according to the official plat thereof on file with the Clerk 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 contracts and/or liens of record, and contracts and/or liens for irrigation, and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on 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 \$28,000.00.... In construing this deed and where the context so requires, the singular includes the plural and all grammatical if a corporate grantor, it has caused its name to be signed and seal attixed by its officers, duly authorized thereto by order of its board of directors. neyda mille V.an (If executed by a corporation, affix corporate seal) Nevada RRROMK County of ...... Washoe STATE OF OREGON, STATE OF Vovember 26, 19 80 County of Personally appeared ... Harold Hewitt and ......who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named. president and that the latter is the secretary of ... Nevada Mobile Home Sales, and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument in the state of the said sealed and sealed in the Beforg ma; / /// 2/2 Inc. and acknowledged the foregoing instrument to be ..... .....voluntary act and deed. Before me: RONALD G DAVISON Notary Public - States of Net 24/80 (OFFICIAL W.L. SEAL) Xo ada Notary Public for Oregon Notary Public for XX & Nevad Washoe County My commission expires: My Commission expires June 17, 1981 My commission expires: / Nevada Mobile Home Sales STATE OF OREGON. 2775 Kietzke Lane Reno, Nevada, 89502 GRANTOR'S NAME AND ADDRESS County of Klamath I certify that the within instru-Diane S. Downing ment was received for record on the 1611 Kimberly 23rd day of December , 19 80, Klamath Falls, Oregon 97601 at 11:01 o'clock M., and recorded SPACE RESERVED in book/reel/volume No.\_\_\_M80\_\_\_\_on recording return to: FOR page 24859 or as document/fee/file/ 5. Jowning RECORDER'S USE Jane instrument/microfilm No. 94070 , Simberly Record of Deeds of said county. 9.760 | NAME, ADDRESS, ZIP Witness my hand and seal of Until a change is requested all fax statements shall be sent to the following address County affixed. amosth 1st Federal Studion. Wm. D. Milne. Main SI 4197601 NAME ADDRESS, ZIP Jernetha Kelsch Deputy \$3.50 Fee