

94147

WARRANTY DEED

Vol. 78 Page 24981

KNOW ALL MEN BY THESE PRESENTS, That

ANGELINE M. OWENS, a widow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE POPPINGA AND RUTH POPPINGA, husband and wife 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:

An undivided 1/5th interest in and to the following described parcel:
Lots 11 and 12 in Block 9 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: This property is restricted to a single story dwelling and nothing over a one story unit can be built on the above described property, as disclosed by instrument recorded November, 1977 in Book: M-77 at page: Klamath County Records.

DEC 2 1980

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 that stated above

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 \$ 4,048.98. 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 20th day of NOVEMBER, 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)

STATE OF ~~XXXXXX~~ California)
County of Orange) ss.
November 21, 1980

Personally appeared the above named Angeline M. Owens

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

Before me: *Mark R. McCaule*

Notary Public for ~~XXXXXX~~ California
My commission expires:

Angeline M. Owens
Angeline M. Owens
Calif.

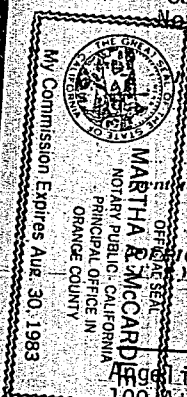
STATE OF ~~XXXXXX~~ / County of Orange) ss.
November 21, 1980

Personally appeared *David S. Milne* and *Wm. D. Milne*, 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 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 its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)



Angeline M. Owens
100 Atlantic Ave.
Long Beach, California
GRANTOR'S NAME AND ADDRESS
Theodore Poppinga + RUTH
822 12th Street
Colusa, California 95932

After recording return to:
Theodore Poppinga + RUTH
822 12th Street
Colusa, California 95932
GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
same as above

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of December, 1980, at 2:59 o'clock P.M., and recorded in book M80 on page 24981 or as file/rec'd number 94147. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Bernetha Heltsch* Deputy
Recording Officer

Fee \$3.50

ck 350