

FRONTIER

94358

WARRANTY DEED

Vol. 78/ Page 88

TITLE & NUMBER 3
INC.

KNOW ALL MEN BY THESE PRESENTS, That

FRANCES O'CONNOR ENTERPRISES,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES B. O'CONNOR, Trustee, 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 9, Block 3, Tract 1161, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

The rights of the public in and to that portion of the herein described property lying within the limits of public roadways. 2. An easement created by instrument recorded July 1, 1971 in Volume M71, page 6862. 3. An easement created by instrument recorded November 22, 1971, in Volume M71, page 12334. 4. Reservations and restrictions as disclosed in Deed from United States of America to O'Connor Livestock Company, recorded in Volume M71, page 6323. 5. Mineral rights reserved as disclosed by Deed from O'Connor Livestock Company to David R. Vandenberg, Jr., recorded in Volume M74, page 6300, and by Deed to Muriel M. continued

(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 set forth above and apparent upon 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 \$ 12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 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 OREGON,

County of _____, 19____ ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

FRANCES O'CONNOR ENTERPRISES, INC.
By James B. O'Connor
President

STATE OF OREGON, County of Klamath ss.
November 25, 1980Personally appeared James B. O'Connor 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

Frances O'Connor Enterprises, Inc., 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 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:

Judy B. Pubrie (OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 8-23-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frontier Title

NAME, ADDRESS, ZIP

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

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/roll/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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