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TA-1325

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STEVENS-NESS LAW PUB. CO.

1041

KNOW ALL MEN BY THESE PRESENTS, That Winema Peninsula, Inc.

and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gerald N. deRoco and Carole deRoco, husband and wife,

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:

Lots 4, 5 and 6 in Block 5, Tract 1019 WINEMA PENINSULA UNIT NO. 2.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Right of Way in favor of Klamath Telephone Co., and any other existing easement as set forth in deed recorded February 27, 1959 in Deed Volume 310 at page 175 (affects SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 27, NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 34, T. 34 S., R. 7 EWM); Restrictions, easements, set backs as set out in the dedication of the recorded 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 those above set forth.

and that grantor will warrant and forever defend the above granted 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 \$5,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ①.

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 26th day of Aug July, 1971.

(SEAL)

WINEMA PENINSULA, INC.

By Fred Burgoyne Vice President

By L. A. Grenger Secretary

STATE OF OREGON, County of Klamath) ss: Aug July 9, 1971
Personally appeared Fred Burgoyne and L. A. Grenger

who, being duly sworn, each for himself and not one for the other, did say that the former is the vice-president and that the latter is the treasurer

Secretary of Winema Peninsula, Inc. 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)

Before me: Winifred Hartin

Notary Public for Oregon

My commission expires: 11-23-73

NOTE—The sequence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

Holman Realty
4729 So. 6th St
City

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of January, 1981, at 3:35 o'clock P.M., and recorded in book M81 on page 1041.

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

Evelyn Biehn

County Clerk Title.

By Bernetha H. Hetch Deputy

Fee \$3.50

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