

97043

WARRANTY DEED

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4480

KNOW ALL MEN BY THESE PRESENTS, That DALE A. EMPEY

hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto FORREST D. BABCOCK and JANE P. BABCOCK, husband and wife hereinafter called the grantee, and unto 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 7, Block 3, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County 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 Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages #1, and Assessments of Wagon Trail Ranch Property Owners Association, if any, 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 \$ 5200.00. ~~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 ~~①~~, 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 9 day of MARCH, 1981; 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.

Dale A. Empey

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Deschutes } ss.  
March 9, 1981

Personally appeared the above named DALE A. EMPEY,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-18-87

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

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.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

DALE A. EMPEY

GRANTOR'S NAME AND ADDRESS

FORREST D. & JANE P. BABCOCK

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pine Forest Escrow

P.O. Box 685

LaPine, Oregon 97739

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Forrest Babcock

409 Fire Height Dr. E.

Tacoma, Washington

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of March, 1981, at 2:22 o'clock P.M., and recorded in book M81 on page 4480 or as file/reel number 97043.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Beihn County Clerk

By Debra A. Janoff Recording Officer Deputy

Fee \$3.50