

1-1-74

97358

WARRANTY DEED

Vol. M81 Page 5006



LAWRENCE J. O'REILLY

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE E. OWENS

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:

LOTS 23 & 24, BLOCK 23, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, AS RECORDED IN KLAMATH COUNTY OREGON, AND ALSO SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS, RIGHTS AND/OR RIGHTS OF WAY AFFECTING SAID PROPERTY, (INCLUDING THOSE SET FORTH IN THE DECLARATION OF RESTRICTIONS RECORDED ON THE 12TH DAY OF JULY, 1963 AS DOCUMENT NO. 80986, VOL. 346, PAGES 473, OFFICE OF THE KLAMATH COUNTY OREGON RECORDER, ALL OF WHICH ARE INCORPORATED HEREIN BY REFERENCE TO SAID DECLARATION WITH THE SAME EFFECT AS THOUGH FULLY SET FORTH HEREIN.)

(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

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 \$ 2000.00

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 10th day of FEBRUARY, 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.

(If executed by a corporation,
affix corporate seal)

CALIFORNIA
STATE OF ~~OREGON~~) ss.
County of ORANGE
February 10, 1981

Personally appeared the above named

Lawrence J. O'Reilly

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

Before me:

(OFFICIAL SEAL)

Notary Public for CALIFORNIA

My commission expires: Nov. 1, 1982

STATE OF OREGON, County of) ss.

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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

, 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:



A. WATSON OFFICIAL
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires NOV 1, 1982

Notary Public for Oregon

My commission expires:

LAWRENCE J. O'REILLY
2269 CRESTWOOD LANE
ANAHEIM, CALIFORNIA 92804
GRANTOR'S NAME AND ADDRESS

DUANE E. OWENS
P.O. BOX 1745
ORANGE, CALIFORNIA 92668
GRANTEE'S NAME AND ADDRESS

After recording return to:

DUANE E. OWENS
P.O. BOX 1745
ORANGE, CALIFORNIA 92668
NAME, ADDRESS, ZIP

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

DUANE E. OWENS
P.O. BOX 1745
ORANGE, CALIFORNIA 92668
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of March, 1981, at 1:35 o'clock P.M., and recorded in book M81 on page 5006 or as file/reel number 97358, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Beihn County Clerk
Recording Officer
By Debra A. Jensen Deputy
Fee \$3.50