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e012

## WARRANTY DEED

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STEVENS-HESS LAW PUBLISHING CO. PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD C. MAYER, 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 7, Block 7, Original Tract of Klamath River Acres of Oregon, Ltd.  
according to the official plat thereof on file in the records 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 easements and restrictions of record or apparent on the face of the land.

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 \$2,490.00.  
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 17th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
March 17th, 1981

E. J. Shipsey  
Attorney-in-fact for Benjamin Curtis Harris a  
General partner of Klamath River Acres of  
Oregon, Ltd.  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 be-  
half 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:

(OFFICIAL SEAL)

Before me:  
Janice K. Hall  
Notary Public for Oregon  
My commission expires: 6/16/84

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Klamath River Acres of Oregon, Ltd.

P. O. Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Harold C. Mayer

P. O. Box 2342

Oxnard, California 93030

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harold C. Mayer

P. O. Box 2342

Oxnard, California 93030

NAME, ADDRESS, ZIP

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

Harold C. Mayer

P. O. Box 2342

Oxnard, California 93030

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/ree/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

700  
CK

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON

County of Klamath

On the 17th day of March, 1981, personally appeared E.J. SHIPSEY,

who being first duly sworn, did say that he is the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he executed the foregoing instrument by authority of and in behalf of said Principal; and that he acknowledged said instrument to be the act and deed of said Principal.

Before me:

Notary Public for Oregon

My Commission Expires: 6-16-84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

ed for record ~~XXXXXXXXXX~~

his 23rd day of March A. D. 19 81 at 9:02 o'clock A. M., and  
duly recorded in Vol. 103 p. 1

duly recorded in Vol. M81, of Deeds, on Page 5102

EVELYN BIEHN, County Clerk

By Debra A. Janzen  
Fee \$7.00

County Affixed.