

3503 34786

WARRANTY DEED Vol. 798 Page 14970

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 NORMAN F. and OPAL BIRKHOLOZ, 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 15, Block 19, Second Addition to Klamath River Acres of Oregon, Ltd.

according to the official plat thereof on file in the records of Klamath County, Oregon

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 \$1,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 20th day of August, 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, County of Klamath August 20th, 1981

Attorney-in-fact for Benjamin Curtis Harris a General Partner of Klamath River Acres of Oregon, Ltd. STATE OF OREGON, County of ss.

Personally appeared the above named E. J. Shipsey, a general partner of Klamath River Acres of Oregon, Ltd.

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

Before me: Notary Public for Oregon My commission expires: 6/16/84

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)

Klamath River Acres of Oregon, Ltd. P. O. Box 52 Keno, Oregon 97627 GRANTOR'S NAME AND ADDRESS

Norman F. and Opal Birkholz P. O. Box 2825 Harbor, Oregon 97415 GRANTEE'S NAME AND ADDRESS

After recording return to: Norman F. and Opal Birkholz P. O. Box 2825 Harbor, Oregon 97415 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Norman F. and Opal Birkholz P. O. Box 2825 Harbor, Oregon 97415 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/reel/volume No. on page. or as document/fee/tile/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

1981

0350 VIMASNEW

14971

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON

County of Klamath

ss. _____

On the 20th day of August, 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:

Janice K. Hall
Notary Public for Oregon
My Commission Expires 6/16/84

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 21st day of August, A.D. 19 81 at 10:58 o'clock A. and
duly recorded in Vol. M81 of Deeds on page 14970

By Bernetha A. Detsch
EV. LYN BIEHN, County Clerk

Fee \$7.00

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STATE OF OREGON
County of _____
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of the County of _____, State of Oregon, on the _____ day of _____, 19____, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as the same appears from the records of the County Clerk of the County of _____, State of Oregon.

RECORDED
INDEXED
1981
AUG 21 10 58 AM
CLERK OF COUNTY OF KLAMATH
STATE OF OREGON