

1-1-74

4541

WARRANTY DEED

Vol. 1187 Page 16673

KNOW ALL MEN BY THESE PRESENTS, That LARRY W. RABE and KATHRYN L. RABE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. BAILEY and KATHRYN BAILEY, husband and wife, 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 19, 20, and 21 in Block 39, of MALIN, in the County of Klamath and State of 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 or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land

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 \$56,000.00

~~However, the actual consideration consists of \$55,000.00, the balance of \$1,000.00 being the consideration for the purchase of the land.~~

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 16 day of September, 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) ss.
September 16, 1981

Personally appeared the above named
Kathryn L. Rabe

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-14-84

STATE OF OREGON, County of) ss.
1981

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:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Larry W. and Kathryn L. Rabe

Malin, Oregon 97632
GRANTOR'S NAME AND ADDRESS

John C. and Kathryn Bailey
Rt 1 Box 215
Tulelake, California
GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FED
540 MAIN
KLAMATH FALLS OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)

I certify that the within instrument was received for record on the day of 1981

at o'clock M., and recorded in book reel volume No. or 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

16674

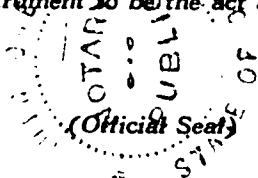
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 16th day of September, 19 81 personally appeared Kathryn L. Rabe who, being duly sworn (or affirmed), did say that She is the attorney in fact for Larry W. Rabe and that She executed the foregoing instrument by authority of and in behalf of said principal; and She acknowledged said instrument to be the act and deed of said principal.



Before me:

[Signature]

(Signature)

Exp 5-14-84

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 18th day of Sept. A. D. 1981 at 10:56 A.M.
duly recorded in Vol. M-81, of Deeds on page 16673

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee \$8.00