

04239

MTC-10588-L

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Margaret A. Ducy who took title  
as Margaret A. Rowe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
J.P. Gies and Ruth I. Gies, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 28 in Block 47, First Addition to Klamath Forest Estates, 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 as  
appears on the reverse of this deed, or those apparent upon the land, if any,  
as of the date of this deed.

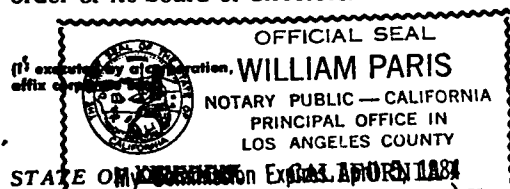
and that  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~  
~~part of the~~

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 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.



STATE OF OREGON, County of Klamath

County of Klamath  
9-17-1981

Personally appeared the above named  
Margaret A. Ducy

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for California

My commission expires:

APRIL 5TH 1984

STATE OF OREGON, County of Klamath 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 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)

Notary Public for Oregon

My commission expires:

Margaret A. Rowe Ducy  
23330 Arlington Ave. Apt. 15  
Torrance, Calif. 90501  
GRANTOR'S NAME AND ADDRESS

J.P. Gies and Ruth I. Gies  
P.O. Box 335  
Sprague River, Oregon 97639  
GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 on page or as  
file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By

Recording Officer  
Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Reservations and restrictions as contained in plat dedication, to wit:  
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, and to all easements and reservations of record."
3. Covenants, conditions and restrictions filed June 9, 1972 in Commissioner's Journal, regarding formation of Klamath Forest Estates Sprague River Livestock District.

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AND ALSO SUBJECT TO:

- a. Leis: L. Rowe, or Leslie W. Rowe and/or their future spouses or children will have "first offer" to repurchase subject property at any time said property is offered for sale.
- 1b. Repurchase price to be comprised of actual value of property improvements, reasonable labor costs for Mr. & Mrs. Gies' time spent on said improvements (all other labor costs come under "actual value of property improvements"), and actual and/or reasonable increased land value, but not to exceed an amount that would make it impossible for Mrs. Ducey or her family to repurchase said property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 23rd day of Sept. A.D. 19 81 at 12:36 clock P.M., at \_\_\_\_\_

duly recorded in Vol. M-81, of Deeds on Page 16989

EVELYN BIEHN, County Clerk

By \_\_\_\_\_

Fee \$8.00