

K 3 5351

7512

1-1-74

12705

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Arthur R. Dubs

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Normand G. Poulshock and Barbara L. Poulshock, 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:

Portion A & B of Lot 1, Block 1, Arrowhead Village Subdivision in Section 3, Township 36 South, Range 6 East, Willamette Meridian According to the official Plat thereof on file with the Klamath County Clerk and more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 14°21' East 149.846 feet along the West line of said lot; thence South 65°51' East 26.22 feet to intersection with the East line of said lot; thence South 16°31' West 39.03 feet along said East line; thence continuing along said East lot line 2°11'45" West 117.5 feet, more or less, to the Southeast corner thereof; thence North 65°51' West 49.83 feet along the Southerly line of said lot to the true point of beginning.

(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 public road easement, public utility easements and waste requirements, Declaration of Restrictions and easements of record.

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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 June, 1982; 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 Jackson)
June 10, 1982.

Personally appeared the above named Arthur R. Dubs

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

(OFFICIAL SEAL)

Before me: Brenda C. Greb
BRENDA C. GREB
Notary Public for Oregon
My commission expires: 4/16/83

STATE OF OREGON, County of) ss.
1982.

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:

Arthur R. Dubs
1133 So. Riverside
Medford, Or. 97501

GRANTOR'S NAME AND ADDRESS
Normand and Barbara Poulshock
13808 Spanaway Loop Road
Tacoma, Wa. 98444

After recording return to:
Normand and Barbara Poulshock
13808 Spanaway Loop Road
Tacoma, Wa. 98444

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Normand and Barbara Poulshock
13808 Spanaway Loop Road
Tacoma, Wa. 98444

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 14 day of June, 1982, at 3:46 o'clock PM., and recorded in book/reel/volume No. M 82 on page 7512 or as document/fee/file/instrument/microfilm No. 12705, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By _____ Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE