

13018

WARRANTY DEED

68-254

KNOW ALL MEN BY THESE PRESENTS, That PINEY WOODS LAND and DEVELOPMENT COMPANY, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK F. ROJO, JR. and SHERYL L. HUNTER, 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 23 in Block 2 of Section Addition to Keno Hillside Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following exceptions:

1. Easement, including the terms and provisions thereof, given by Douglas J. Puckett and Leta G. Puckett, husband and wife, and Pacific Power & Light Company, dated December 13, 1965, recorded January 21, 1966, in Volume M-66, page 604, Deed records of Klamath County, Oregon.
2. Trust deed from Grantee to Grantor, dated December 21, 1981, securing Grantee's obligation for payment to Grantor in the face amount of \$9,765.00 plus interest.

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 above set forth

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 \$ 10,850.00. 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 22 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,

County of _____ } ss.
_____, 19____

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAM B. DAVIS

515 East Main St.

Ashland, OR 97520

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SAM B. DAVIS, President

SIDNEY E. AINSWORTH, Secretary
STATE OF OREGON, County of Jackson, 19 82

Personally appeared SAM B. DAVIS and SIDNEY E. AINSWORTH

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 PINEY WOODS LAND AND DEVELOPMENT COMPANY, INC.

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:
Notary Public for Oregon
My commission expires: 7-10-84

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24 day of June, 1982, at 2:31 o'clock P.M., and recorded in book/reel/volume No. M 82 on page 8035 or as document/fee/file/instrument/microfilm No. 13018, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn B. Biehn County Clerk
By _____ Fee \$4.00 Deputy