

1-1-74

WARRANTY DEED

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15629

KNOW ALL MEN BY THESE PRESENTS, That Raymond R. Patscheck and Jean E. Patscheck, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gordon Lee and Carolyn C. Sandviken, 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:

The South 1/2 of the North East 1/4 of the South East 1/4 of the North West 1/4 of Section 2, Township 37 South, Range 11 East, Willamette Meridian, consisting of five acres more or less.

Subject to:

A non-exclusive easement for the purpose of ingress and egress over a 30 foot road which is now in existence.

(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

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 \$ 1,900.00. 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.)

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 14th day of September, 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)



Jean E. Patscheck

STATE OF ~~OREGON~~ California } ss.  
County of Orange  
September 13th, 1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
Raymond R. Patscheck and Jean E. Patscheck

Personally appeared \_\_\_\_\_, 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 acknowledged the foregoing instrument to be their voluntary act and deed.

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: *Susan L. Cutshaw*  
(OFFICIAL SEAL) CALIFORNIA  
Notary Public for Oregon  
My commission expires: MARCH 17, 1986

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Raymond R. Patscheck et al  
640 N. Tustin Ave., Ste. 105  
Santa Ana, Cal. 92705

Gordon L. & Carolyn C. Sandviken  
20761 Mission Lane  
Huntington Beach, Cal. 92646

After recording return to:  
Gordon L. & Carolyn C. Sandviken  
20761 Mission Lane  
Huntington Beach, Cal. 92646

Until a change is requested all tax statements shall be sent to the following address.  
Gordon L. & Carolyn C. Sandviken  
20761 Mission Lane  
Huntington Beach, Cal. 92646

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instrument was received for record on the 20 day of Sept., 1982, at 9:33 o'clock A.M., and recorded in book/reel/volume No. M82 on page 12416 or as document/fee/tile/instrument/microfilm No. 15629, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By *[Signature]* Deputy

Fee \$4.00