

20082

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ORERANCHES, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE D. SHERMAN, 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 3 in Block 1, TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion described as follows:

Beginning at the Southeast corner of Lot 3; thence North 89° 55'37" West, 355.35 feet; thence North 50°06'19" West, 706.16 feet to the Southwest corner of Lot 6 of said Block 1; thence East 897.43 feet to the Northeast corner of said Lot 3; thence South 453.37 feet to the 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 as above stated, and liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, rights of way of record and those apparent on the land

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 \$20,950.00

~~However, the above consideration does not include other property or premises which is~~

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 26th day of AUGUST, 1977; 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.

ORERANCHES, INC.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of } ss.

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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

By: George A. Pondella, Jr. President
By: Richard R. Kopczak Secretary

STATE OF OREGON, County of Klamath August 26, 1977 ss.

Personally appeared GEORGE A. PONDELLA, JR. and RICHARD R. KOPCZAK 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

ORERANCHES, INC.

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:

Mildred J. Lewis
Notary Public for Oregon

My commission expires: 7-19-78

(OFFICIAL SEAL)

ORERANCHES, INC.

P. O. Box 286

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

GEORGE D. SHERMAN

P.O. Box 434

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

GEORGE D. SHERMAN

P.O. box 434

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

GEORGE D. SHERMAN

P.O. Box 434

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 2 day of Feb, 1983, at 8:32 o'clock AM., and recorded in book M83 on page 1727 or as file/reel number 20082.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By John M. Lewis Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE

203 FEB 2 AM 8 32