

MAC 2091

1-1-74

35669

WARRANTY DEED

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6384



KNOW ALL MEN BY THESE PRESENTS, That ARTHUR R. BREITENSTEIN and ELLEN BREITENSTEIN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH A. BREITENSTEIN and DONNELLE BREITENSTEIN, 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:

Lots 3 and 4, Block 10, FIRST ADDITION TO GREEN ACRES, according to the official plat thereof on file with the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 set forth

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 \$ 17,000.00

~~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 17th day of June, 19 80; 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.

*Ellen Breitenstein*  
*Arthur R. Breitenstein*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 17th, 19 80

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

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 \_\_\_\_\_

Personally appeared the above named ARTHUR R. BREITENSTEIN and ELLEN BREITENSTEIN, husband and wife

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

\_\_\_\_\_, 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: *John B. Bluman*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-23-81

Before me:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Arthur R. Breitenstein, et ux  
P.O. Box 744  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Ralph A. Breitenstein, et ux  
874 Plumas Street  
Yuba City, California 95991  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ralph A. & Donnelle Breitenstein  
969 Plumas Suite #209  
Yuba City, CA 95991  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Same as above  
NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 18th day of April, 19 84 at 9:00 o'clock A. M., and recorded in book/reel/volume No. M84 on page 6384 or as document/fee/file/instrument/microfilm No. 35669, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Pam Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$4.00