

87142676

WARRANTY DEED

Vol. 188 Page 18477

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. SPENCER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by B. F. GREGG and SHARON A. GREGG, 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 N 1/2 of the SE 1/4 of Section 2, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 150,000.00

~~However, the actual consideration consists of the property of value given or promised which is the whole consideration indicated within.~~ (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 18 day of October, 1984; 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.

James R. Spencer
JAMES R. SPENCER

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On October 18, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Spencer) ss.

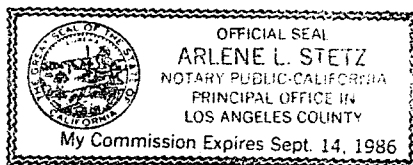
personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Arlene L. Stetz

Notary Public for Oregon

My commission expires:



Notary Public for Oregon

My commission expires:

and
g duly sworn,
former is the
the latter is the
a corporation,
corporate seal
1 sealed in be-
s; and each of
and deed.

(OFFICIAL
SEAL)

James R. Spencer
814 N. Grand Avenue
Corvina, CA 91724
GRANTOR'S NAME AND ADDRESS

B. F. Gregg and Sharon A. Gregg
General Delivery
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Reservation on deed recorded in Volume M78, page 23662 in which Henry G. Wolff is grantor and George A. Pondella, Jr. is grantee as follows:
"Reserving unto Grantor an undivided one-half interest in and to all oil, gas, and mineral rights in connection with the above described real property."
3. Real Estate Contract, including the terms and provisions thereof,
Dated: September 28, 1977
Recorded: November 28, 1977
Volume: M77, page 23042, Microfilm Records of Klamath County, Oregon
Amount: \$32,000.00
Vendor: Joe Bruno, Mary Bruno, and Mike Bruno
Vendee: James R. Spencer and Stella Spencer, husband and wife

The Grantees named herein do not agree to assume and pay the above described Real Estate Contract which Grantor named herein agrees to hold the Grantees harmless therefrom.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 29th day of October A.D. 19 84
at 2:14 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 18477

EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee 6.00