

1-1-74 44643

WARRANTY DEED

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THEODORE J. SANDOVAL

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENZLE R. LaBEAU and NORA A. LaBEAU, husband and wife as joint tenants, 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 Three (3) and Thirteen (13), Block Two (2), Tract 1065, IRISH BEND

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 \$
 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 93.060.)

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 November, 1979; 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.

Theodore J. Sandoval

(If executed by a corporation,
 affix corporate seal)



My Commission Expires Dec. 20, 1981

STATE OF ~~NEVADA~~ Nevada)
 County of Clark) ss.
 November 14, 1979.

Personally appeared the above named
 Theodore J. Sandoval

and acknowledged the foregoing instru-
 his voluntary act and deed.

Before me:
 Notary Public for ~~CLARK~~ Nevada
 My commission expires: 12-21-81

Theodore J. Sandoval
 3825 Raymert Drive
 Las Vegas, Nevada 89121

Mr. and Mrs. Denzle R. LaBeau
 4504 Happy Valley Rd.
 Roseburg, OR 97470

After recording return to:
 Denzle R. & Nora A. LaBeau
 4504 Happy Valley Rd.
 Roseburg, OR 97470

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)
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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

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:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of January, 1985, at 11:23 o'clock A.M., and recorded in book M85 on page 92 or as file/reel number 44643.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *[Signature]* Recording Officer
 Deputy

Fee: \$5.00