

51163

WARRANTY DEED

Vol. M85 Page 11302
ST. CLERK OF COUNTY OF PORTLAND, OR. 57204

KNOW ALL MEN BY THESE PRESENTS, That Roger A. Neal
Jones

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dan J.

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 12 and 13, Block 34, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Klamath Forest Estates.
 2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District, and reads as follows: "...no persons shall allow or permit livestock of the bovin species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described."

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 11,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 16 day of JUNE, 1978; 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
affix corporate



OFFICIAL SEAL
IRENE RADFORD
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
PLACER COUNTY
My Commission Expires Jan 29, 1980

STATE OF OREGON, CALIFORNIA } ss.
County of PLACER
June 6, 19 78.

Personally appeared the above named
Roger A. Neal

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me: *Irene Radford*
Notary Public for California
My commission expires: Jan. 29, 1980

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19 _____

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

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 be-
half 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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
George & Nancy
29 Box 988
Placerville, Ca, 95667
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
17th day of July, 19 85,
at 11:50 o'clock AM., and recorded
in book M85 on page 11302 or as
file/reel number 51163

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By *Pam Smith* Recording Officer
Deputy

Fee: \$5.00

Cal
5.00