

51425

WARRANTY DEED

STEVENS-NEER LAW PUBLISHING CO. - PORTLAND, OR 97204

Vol. M85 Page 11757

KNOW ALL MEN BY THESE PRESENTS, That

ELLIS CONSTRUCTION, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
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 Southerly 166.50 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon, and the Southerly 166.50 feet of the Westerly 65.37 feet of the following-described property: The NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;

SUBJECT To reservations and restrictions of record and to 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 hereinabove set forth;

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 \$13,000.00
~~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) (If the answer is "no", it should be deleted. See ORS 93-920.)~~

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 30th day of May, 1980;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

(If executed by a corporation, affix corporate seal)

[Signature]
Mary Jo Ellis

STATE OF OREGON,

County of _____ } ss.
_____, 19____

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: _____

ELLIS CONSTRUCTION, INC.
P. O. Box 37

Keno, Oregon 97627
GRANTOR'S NAME AND ADDRESS

DONALD R. PATTON

GRANTEE'S NAME AND ADDRESS

After recording, return to:

[Signature]
10461 Carrington Lane
Spice Valley, Ca. 95749
NAME, ADDRESS, ZIP

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

DONALD R. PATTON - Address above
Ashland Star Route
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of KLAMATH } ss.
May 30, 1980

Personally appeared Robert D. Ellis
Mary Jo Ellis

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

ELLIS CONSTRUCTION, INC.

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:

[Signature]
Notary Public for Oregon
My commission expires: 1/11/83

(OFFICIAL SEAL)
10710

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of July, 1985, at 2:28 o'clock P.M., and recorded in book/reel/volume No. M85 on page 11757 or as document/fee/file/instrument/microfilm No. 51425, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME

By *[Signature]* Deputy
TITLE

Fee: \$5.00

\$500.00