

64180

Vol. M80 Page 13318KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.to grantor paid by BETTY L. ROYCE, hereinafter called the grantor, for the consideration hereinafter stated,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:

Lot 4, Block 22, Fourth Addition to Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the records of Klamath County, Oregon.

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(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 easements and restrictions of record or apparent on the fact of the land.

and that grantor will warrant and forever defend the above granted 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 \$3,950.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).^⓪In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 29 day of July, 19 86.

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.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named E.J. Shipsey, a general partner of Klamath River
Acres of Oregon, Ltd. and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: Ethelene Page
Notary Public for Oregon
My commission expires 5-21-89

NOTE: The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Klamath River Acres of Oregon, Ltd.P.O. Box 52Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

Betty L. RoyceP.O. Box 473Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Betty L. RoyceP.O. Box 473Keno, OR 97627

NAME, ADDRESS, ZIP

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

Betty L. RoyceP.O. Box 473Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.I certify that the within instrument was received for record on the 29th day of July, 19 86, at 11:52 o'clock A. M., and recorded in book/reel/volume No. M86 on page 13318 or as document/fee/file/instrument/microfilm No. 64180, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLEFee, \$10.00 By Ann Smith Deputy