

1-1-74

66194

WARRANTY DEED

Page 17008

KNOW ALL MEN BY THESE PRESENTS, That ALBERT J. TANNER and GERI ANN TANNER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. LAWRENCE,

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:

Portion of Government Lots 21, 28 and 29 lying West of the Old Dalles-California Highway, Section 4, Township 36 South, Range 7 E.W.M., Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Irrigation District; reservations, restrictions, 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 above set forth

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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicated which is (If the symbol is not applicable, it should be deleted. See ORS 33.090.)

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 1st day of October, 1975; 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.

(If executed by a corporation, affix corporate seal)

Gerri Ann Tanner
Albert J. Tanner

STATE OF OREGON,

County of Klamath

October 30th, 1975

Personally appeared the above named ALBERT J. TANNER and GERI ANN TANNER, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 11/25/76

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

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:

Albert J. & Geri Ann Tanner
Star Route Box 23 A
Chiloquin, Oregon

GRANTOR'S NAME AND ADDRESS

John H. Lawrence
220 Glorietta Blvd.
Orinda, California 94563

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald V. Greene
5355 River Rd. N. #1
Salem, O.R. 97303

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 instrument was received for record on the 19th day of September, 1986, at 4:30 o'clock P.M., and recorded in book 186 on page 17008 or as file/reel number 66194, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee \$10.00

By Deputy