

68938

WARRANTY DEED

MTC-17010-801.7810 Page 22354

KNOW ALL MEN BY THESE PRESENTS, That RIVER WEST, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIM A. RUSSELL and KATHARINE J. RUSSELL, husband and wife, 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:

A parcel of land situated in the SW $\frac{1}{4}$  of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: The NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 36, EXCEPTING the Southerly 400 feet thereof and excepting that portion lying within the right of way of the Klamath Northern Railroad.

## SUBJECT TO:

All current year and delinquent taxes of record, and those encumbrances of record or apparent upon the land as of the date of this deed.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 above

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 \$ 19,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24th day of November 1986; 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)



M.E. HERNANDEZ  
NOTARY PUBLIC-CALIFORNIA  
Nevada County  
My Commission Expires April 11, 1989

By: X  
By: X

Paul R. Mumford, General Partner

REBO INC. BY Paul R. Mumford, President

California California County of Nevada ) ss.

Nov 24

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Personally appeared PAUL R. MUMFORD who, being duly sworn,

did say that he is the General Partner of River West, Ltd. and President of REBO, INC.

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.

Notary Public for California  
My commission expires: 4/11/88

(OFFICIAL SEAL)

STATE OF OREGON,

County of \_\_\_\_\_, 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:

RIVER WEST, LTD.

GRANTOR'S NAME AND ADDRESS

KIM A. RUSSELL & KATHARINE J. RUSSELL

P. O. Box 767

Gilchrist, OR 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of December, 1986, at 2:03 o'clock PM., and recorded in book M86 on page 22354 or as file/reel number 68938, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By \_\_\_\_\_ Recording Officer  
Deputy

Fee: \$10.00