

71180

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID P. HARTLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLYDE P. RAUL and PATRICIA R. RAUL, 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:

Lots 4 and 5 in Block 5, Tract #1019 WINEMA PENINSULA UNIT # 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

(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 stated on the reverse side of this deed, or Those of record as of the date of this transfer

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 \$10,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of July 18, 1979; 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)

DAVID P. HARTLEY

STATE OF OREGON,

County of Deschutes } ss.  
7-26, 1979

Personally appeared the above named

David P. Hartley

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-22-8

STATE OF OREGON, County of Deschutes } ss.  
1979

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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:

Mr. David P. Hartley  
1118 Cumberland  
Bend, OR 97701

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Clyde P. Raul  
P.O. Box 867  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Clyde P. Raul  
Bund Dr. Apt. #12  
95817

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Clyde P. Raul  
Bund Dr. Apt. #12  
95817

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Deschutes } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

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

Recording Officer

By \_\_\_\_\_ Deputy

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SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication.
2. A 25 foot building setback lines from streets as shown on dedicated plat.
3. Reservations and restrictions as contained in Deed of Tribal Property, recorded February 27, 1959 in Volume 310, page 175, Deed Records of Klamath County, Oregon.
4. Agreement, including the terms and provisions thereof,  
Dated: August 4, 1975  
Recorded: October 6, 1975  
Volume: M75, page 12294, Microfilm Records of Klamath County, Oregon  
Vendor: Henry T. Holman  
Vendee: James Allen Gore and Carolyn E. Gore, husband and wife  
(Lots 4, 5 and 6, Block 5, Winema Peninsula Unit #2)
5. Real Estate Contract, including the terms and provisions thereof,  
Dated: April 26, 1978  
Recorded: September 26, 1978  
Volume: M78, page 21370, Microfilm Records of Klamath County, Oregon  
Vendor: James Allen Gore and Carolyn E. Gore, husband and wife  
Vendee: David Hartley  
(Lots 4, 5 and 6, Block 5, Winema Peninsula Unit #2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 9th day  
of February A.D., 19 87 at 10:48 o'clock A.M., and duly recorded in Vol. M87  
of Deeds on Page 2006

FEE \$14.00

Evelyn Biehn, County Clerk  
By *Ann Smith*