

80271

WARRANTY DEED

Vol. M81 Page 18345

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William R. Small and Joan C. Small, 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:

Lot 11, Block 30, Klamath Rivers Acres, Fifth Addition, 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 face of the land.

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 \$ 5,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ ~~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 20 day of May, 1976; 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)

STATE OF OREGON,
County of Klamath } ss.
20 May, 1976

Personally appeared the above named F. J. SHIPSEY, a general partner of Klamath River Acres of Oregon, Ltd.

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

Notary Public for Oregon
My commission expires: 4/18/80

Attorney-in-fact for Benjamin Curtis Harris
a general partner of Klamath River Acres, of
Oregon, Ltd.
STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ 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 _____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Klamath River Acres of Oregon, Ltd.

Keno, Oregon 97627
GRANTOR'S NAME AND ADDRESS

William R. & Joan C. Small
Box 331

Keno, Oregon 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:

Shante

NAME, ADDRESS, ZIP

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

William R. & Joan C. Small

Box 331

Keno, Oregon 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) 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

SPACE RESERVED
FOR
RECORDER'S USE

1502 ch.

ACKNOWLEDGMENT BY ATTORNEY IN FACT

18346

STATE OF OREGON }
County of Klamath } ss

On the 20 day of May, 1976, personally appeared
E. J. SHIPSEY, who being first duly sworn, did say that he is
the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he
executed the foregoing instrument by authority of and in behalf of
said Principal; and that he acknowledged said instrument to be the
act and deed of said Principal.

Before me, *Delia M. Ellingboe*
Notary Public for Oregon
My Commission Expires 4/18/80



STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of William R. & Joan C. Small the 8th day
of October A.D. 19 87 at 2:06 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 18345
By Evelyn Biehn County Clerk
R. M. Smith

FEE \$15.00