

OK 87127

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GENE RECTOR and DARL A. RECTOR, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE F. TREFCER  
LORETTA TREFCER, 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:

Township 40 South, Range 14 East Willamette Meridian  
Section 7: NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , and that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  lying North of Miller Creek.  
Township 40 South, Range 13 East of the Willamette Meridian  
Section 12: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , that portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$  lying north of Miller Creek.

(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  
Subject to easements and rights of way of record and apparent on the

land. 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 \$ 270,000.00  
~~the whole or part of the consideration indicated which is the consideration for the property described in this deed~~  
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 4<sup>th</sup> day of May, 1988; 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.

Gene Rector  
Gene Rector  
Darl A. Rector  
Darl A. Rector

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.

STATE OF OREGON,  
County of Klamath } ss.  
May 4, 1988

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 \_\_\_\_\_, 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:

Personally appeared the above named Gene Rector and Darl A. Rector  
and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires: 6-21-88

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
George F. Treffer  
7809 Kennedy Road  
Sebastopol, Calif. 95472  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
George F. Treffer  
7809 Kennedy Road  
Sebastopol, Calif. 95472  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 9th day of May, 1988, at 2:00 o'clock P.M., and recorded in book/reel/volume No. M88 on page 7277 or as fee/file/instrument/microfilm/reception No. 87127, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
By Berntha H. H. H. Deputy  
Fee \$10.00