

1-1-74

87730

WARRANTY DEED

Vol. 1396-1408 Page 8361

KNOW ALL MEN BY THESE PRESENTS, That ANZA, Inc., an Oregon Corporation and WINIFRED V. HAWKINS and BRUCE M. ELDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CECILE R. BLAIS

, 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:

All that portion of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20, lying Easterly of Old Fort Road and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, All in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. SUBJECT TO: Mortgage recorded 11-30-73 in Book M-73 page 15558 in Klamath County Records, between Hagelsteins and Emmichs and The Federal Land Bank of Spokane; subject to the right, title and interest of Clifford J. Emmich and Winifred Emmich as disclosed by Mortgage above; Financing Statement filed 12-10-73 County Clerk's file #84129 by Hagelsteins to The Federal Land Bank of Spokane; Contract recorded 1-22-76 Book M76 page 1071 between Hagelsteins and Emmichs; Contract recorded 7-28-76 in Book M-76 page 11517 between Winifred L. Emmich and ANZA, Inc., all recorded in Klamath County Clerk's Records.

(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 those listed 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 \$23,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 21 day of January, 1977; 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.

ANZA, Inc., an Oregon Corporation

(If executed by a corporation, affix corporate seal)

BY: William E. Chilcote
President

Winifred V. Hawkins

Bruce M. Elder
Bruce M. Elder

STATE OF OREGON,

County of Klamath

January 21, 1, 1977

Personally appeared the above named

Winifred V. Hawkins and

Bruce M. Elder

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

Before me:

(OFFICIAL SEAL)

Kathy R. Mallame

Notary Public for Oregon

My commission expires: 6/13/80

STATE OF OREGON, County of Klamath

January 21, 1977

Personally appeared William E. Chilcote

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

ANZA, Inc., an Oregon

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:

Kathy R. Mallame
Notary Public for Oregon

My commission expires: 6/13/80

ANZA, INC. ET AL

3406 PELICAN LN

1826 OREGON AVE.

GRANTOR'S NAME AND ADDRESS

CECILE BLAIS

3535 QUARRY ST

KLAMATH FALLS, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cecile Blais

9815 Independence

Chatsworth Calif

NAME, ADDRESS, ZIP

91314

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of May, 1988, at 4:36 o'clock P.M., and recorded in book M88 on page 8361 or as file/reel number 87730, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha H. Deputy

Fee \$10.00