

1-1-74

95429

WARRANTY DEED

Vol. m88 Page 22175

KNOW ALL MEN BY THESE PRESENTS, That N. NEIL ALDRICH and NICKIE A. ALDRICH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORVILLE E. HODGES and MARGARET N. HODGES, 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 Baker and State of Oregon, described as follows, to-wit:

Land in the ORIGINAL TOWNSITE OF HAINES, Baker County Oregon, according to the official plat thereof, as follows:

In Block "A": Lots 10, 11 and 12.

Subject to easements of record or as the same are located thereon.

(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

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 \$ 28,500.00.

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). (This 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 14th day of January, 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)

STATE OF OREGON,)
County of Baker) ss.
January 14, 1979

Personally appeared the above named

N. NEIL ALDRICH and NICKIE A. ALDRICH

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

Before me, Stephen K. Murphy
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/29/81

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

N. NEIL ALDRICH et ux
Haines, Oregon 97833

GRANTOR'S NAME AND ADDRESS

ORVILLE E. HODGES et ux
1670 Portland
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

ORVILLE E. HODGES et ux
1670 Portland
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

ORVILLE E. HODGES et ux
1670 Portland
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Dec., 1988, at 4:14 o'clock P.M., and recorded in book M88 on page 22175 or as file/reel number 95429, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$8.00