

6925

WARRANTY DEED

Vol. m89 Page 20401



1396-1867

KNOW ALL MEN BY THESE PRESENTS, That RICHARD N. EMARD and ANNE MARIE EMARD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES J. GLESSNER, 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:

NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 15, Township 30 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 noted in the Land Sales Contract for the subject property, recorded September 16, 1981, in Volume m81, Page 16431 of the records of Klamath County, Oregon, 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 \$ 26,000.00.

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 11 day of October, 1981; 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 Placer

Oct 11, 1981

ss.

Personally appeared the above named RICHARD N. EMARD and ANNE MARIE EMARD

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Sept 24, 1990

RICHARD M. EMARD

ANNE MARIE EMARD

STATE OF OREGON, County of Placer) ss.

Oct 11, 1981

Personally appeared ANNE + Richard EMARD and who, being duly sworn, each for himself and not one for the other, did say that the former is the owner 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

RICHARD N. and ANNE MARIE EMARD

GRANTOR'S NAME AND ADDRESS

JAMES J. GLESSNER

GRANTEE'S NAME AND ADDRESS

After recording return to:

James J. Glessner

Rt. #2 Box 564 B

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

James Glessner

Rt. #2 Box 564 B

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of Oct., 1989, at 9:00 o'clock AM., and recorded in book/reel/volume No. M89 on page 20401 or as document/fee/file/instrument/microfilm No. 6925, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullendore Deputy

Fee \$8.00

00 OCT 27 AM 9 00