

MTC-8093

1-1-73 30406

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, Trustee, and/or any Successor Trustee, under Written Declaration of Trust dated September 7, 1972

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ellis Construction Inc., 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 8 East, Willamette Meridian, Section 21: That part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ that lays Southwest of the Keno-Worden Road, excepting therefrom the Northerly sixty feet and further excepting therefrom the Southerly three hundred feet. Three acres M/L.

Subject to: Rights, rights of way, easements of record, those apparent on the land.

(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 \$12,000.00

⓪ 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). ⓪ (The sentence between the symbols ⓪, 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 4th day of June, 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)



OFFICIAL SEAL
BETTY A. ANDERSON
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My comm. expires APR 28, 1980

STATE OF OREGON, California)
County of San Bernardino) ss.
July 16, 1979.

Personally appeared the above named

James R. DeBaun

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

Before me:

(OFFICIAL SEAL)

Betty A. Anderson

Notary Public for Oregon California
My commission expires: 4/28/80

STATE OF OREGON, County of)
1979.

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 be-
half 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)

James R. DeBaun
BC 1-10
Big Bear Lake, CA 92315

GRANTOR'S NAME AND ADDRESS

Ellis Construction Inc.
PO Box 37
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Service Steel Erection, Inc
PO Box 37
Keno, OR 97627

NAME, ADDRESS, ZIP

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

Service Steel Erection, Inc
PO Box 37
Keno OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
10th day of June, 1991,
at 4:01 o'clock PM., and recorded
in book M91 on page 10916 or as
file/reel number 30406,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Laurene Mullins Deputy

Fee \$28.00