

316.3

1680

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Raymond R. Patscheck and Jean E. Patscheck husband and wife, and Fred W. Veiga and Carol J. Veiga, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert F. Pfaff and Ronald McGee and Jim F. Miller 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:

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 16, Township 35 South Range 13 East Willamette Meridian. Excluding therefrom the Eastern 30 feet as a non-exclusive easement for ingress and egress. Also including that portion of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 17, Township 35 South Range 13 East Willamette Meridian, lying East of the Center line of Mill Creek.

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 16 Township 35 South Range 13 East Willamette Meridian. Excluding the Eastern 30 feet as a non-exclusive easement for ingress and egress. Also including that portion of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 17, Township 35 South Range 13 East Willamette Meridian, lying East of the Center line of Mill Creek.

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.

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 \$ 7,000.00. 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). (The sentence between the symbols \circledast , 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 24 day of June, 1981, order of its board of directors.

(If executed by a corporation affix corporate seal)



JOANNE KRUGER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
Commission Expires July 19, 1987

STATE OF OREGON

County of Grant
June 24, 1981

Personally appeared

Personally appeared the above named Raymond R. Patscheck, Jean E. Patscheck, Fred W. Veiga & Carol J. Veiga and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Calif.

My commission expires: July 19, 1982

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Raymond R. Patscheck et al
640 N. Tustin Ave., Ste. 105
Santa Ana, Cal. 92705
GRANTOR'S NAME AND ADDRESS

Robert F. Pfaff et al
241 Val Verde Dr.
Hemet, Cal. 92343

Cora M. Pfaff
44040 'C' Street
Hemet, Calif. 92544

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

Pfaff, McGee & Miller
241 Val Verde Dr.
Hemet, Cal. 92343
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 6 day of JULY at 10:23 o'clock A.M. and recorded in book/reel/volume No. 12060 page 12060 or as document/fee/file/instrument/microfilm No. 1680 Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Bernetha A. Hetch Deputy

FEE: \$3.50

This deed is being re-recorded for correction of legal description.

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 16, Township 35 South Range 13 East Willamette Meridian. Excluding therefrom the Eastern 30 feet as a non-exclusive easement for ingress and egress. Also including that portion of the South $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 17, Township 35 South Range 13 East Willamette Meridian, lying East of the Center line of Mill Creek.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Patscheck-Veiga Development the 8th day of July A.D. 19 91 at 2:23 o'clock P. M., and duly recorded in Vol. M91 of Deeds on Page 12925.

FEE \$10.00

Evelyn Biehn - County Clerk

By Danene Mullins