

1-1-74

1636

WARRANTY DEED

Vol. 1195 Page 15874

KNOW ALL MEN BY THESE PRESENTS, That
 NORMAN F. BIRKHOLZ AND OPAL M. BIRKHOLZ, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 DANIEL R. NELSON, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15 in Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, according
 to the official plat thereof on file in the office of the County Clerk
 of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and
 those apparent upon the land; Taxes for 1981-82 which are now a lien
 but not yet due and payable.

(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 \$25,500.00
 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 ①, if not applicable, should be deleted. See ORS 93.030.)
 part of the

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 20 day of August, 19 81;
 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 Klamath } ss.
 August 20, 19 81.

Personally appeared the above named
 Norman F. Birkholz

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

Before me:
 (OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires: 8-5-83

STATE OF OREGON, County of _____) ss.

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
 My commission expires:

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 20th day of August, 19 81 personally appeared

Norman F. Birkholz
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
 Opal M. Birkholz and
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

Before me:

(Signature)

My commission expires 8-5-83

(Title of Officer)

Return
 Daniel Nelson
 P.O. Box 543
 Keno, OR 97627 (Official Seal)

Send
 Tax statement No change

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title Co the 16th day
of June A.D., 19 95 at 10:55 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 15874

FEE \$35.00

By Bernetha G. Letsch County Clerk

Unofficial Copy