

8548

Vol. 1795 Page 23968

KNOW ALL MEN BY THESE PRESENTS, That LEONA M. VAN DUSEN, a Widow

JOSE RAMOS and MARTHA RAMOS, 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 Klamath and State of Oregon, described as follows, to-wit:

The North 58 feet of Lot 3, Block 4, PLEASANT VIEW TRACTS, excepting therefrom that portion deeded to Klamath County in Deed Volume M65, page 216, Microfilm Records of Klamath County, Oregon, for the widening of Fargo Street, subject to the following:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
4. Reservations in deed from C.C. Lewis and Caroline W. Lewis, husband and wife, to W.M. and Dorothy N. Demain, dated December 9, 1937, recorded December 14, 1937, in Volume 113, page 345, Deed Records of Klamath County, Oregon.

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 \$ 21,000.00

~~However, the actual consideration consists of, or includes, other property or value given or promised which is~~
~~the whole consideration (indeed which).~~ (The sentence between the oparands ①, 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 20th day of June, 19 79; 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)

LEONA M. VAN DUSEN

STATE OF OREGON,)
County of Klamath) ss.
June 20, 1979.

STATE OF OREGON, County of.....) ss.
....., 19.....

Personally appeared and
..... who, being duly sworn,
for himself and not one for the other, did say that the former is the
..... president and that the latter is the
..... secretary of

Personally appeared the above named
LEONA M. VAN DUSEN

LEONA M. VAN DUSEN

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

....., 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: 7-19-82

Notary Public for Oregon

My commission expires:

Leona M. Van Dusen
2024 Fargo Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Jose Ramos and Martha Ramos
2009 Fargo
Klamath Falls, Oregon 97601

Gregoria D. Steele, Attorney at Law
133 North Fourth Street
Bismarck, North Dakota 58101

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

Jose Ramos and Martha Ramos
2009 Fargo
Klamath Falls, Oregon 97601

NAME. ADDRESS. ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of November, 1995, at 3:41 o'clock P.M., and recorded in book M95, on page 29968, or as file/reel number 8548, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

...Bernetha G. Letsch Co. Clerk
Recording Officer
By Annette Mueller Deputy

Fees: \$30.00
CC 1.00