

4-1-74

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEONARD L. FIKE and JOYCE L. FIKE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHERYL J. SWETLAND and STEVE GELHARDT DBA MASTER HOMES, 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:

Lots 8, 9 and 11 in Block 3 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements and rights of way of record and those apparent on the land, 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 \$37,500.00

~~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).<sup>①</sup> (The sentence between the symbols<sup>①</sup>, 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 5 day of June, 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)

Joseph M. Haskins (POWER OF ATTORNEY FOR LEONARD L. FIKE)  
LEONARD L. FIKE  
Joseph M. Haskins (POWER OF ATTORNEY FOR JOYCE L. FIKE)  
JOYCE L. FIKE

STATE OF OREGON, )  
County of Klamath ) ss.  
June, 19 81

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

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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

My commission expires:

LEONARD L. & JOYCE L. FIKE

GRANTOR'S NAME AND ADDRESS

STEVE GELHARDT DBA MASTER HOMES

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wesley Scott Bentley, Sr.

2375 Garden Hwy

Sacramento, CA 95833

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

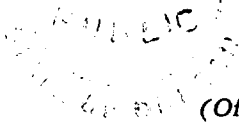
36.00

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

STATE OF OREGON,

County of Klamath } ss.

On this the 5th day of June, 19 81 personally appeared Joseph M. Kaminiski who, being duly sworn (or affirmed), did say that he is the attorney in fact for Lernard L. Fike and Joyce L. Fike and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

 (Official Seal)

Before me:

Judy B. Lubin  
(Signature)  
Notary Public for Oregon  
my comm. expires 8-23-81  
(Title of Officer)

State of Oregon, County of Klamath  
Recorded 3/01/00, at 11:23a m.  
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Linda Smith,  
County Clerk Fee \$ 26.00