

31621 VOL 114 PAGE 3622
KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. NANCE and ANNA L. NANCE, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOSEPH E. STAFFORD and IOLA STAFFORD, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lots 13 and 14 and all of vacated Jone Avenue adjoining said

64-462 p. 2
Lots 13 and 14 on the North PIEDMONT HEIGHTS, Klamath County, Oregon. SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith. Reservations as set forth in Deed from Marie A. Bird, et vir, to Edward Vanderburg, recorded January 15, 1946, in Deed Volume 184 at page 154, Records of Klamath County, Oregon, as follows: "Subject to all roads and easements of record or visible on the premises."

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and, reservations, restrictions, easements, and rights of way of record, and those apparent on the land and that grantor will warrant and forever defend the above granted 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 \$28,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).⁰

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 13th day of April MAY, 1969; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

APRIL May 13, 19. 69

Personally appeared the above named

CHARLES D. NANCE and ANNA L.

NANCE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Donna Lee Norman*

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6-14-70

NOTE—The sentence between the symbols 0. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No. *Sanong*
535 Main

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON, County of Klamath } ss.

Personally appeared _____, 19____, 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: _____, Notary Public for Oregon, My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 14 day of May, 1969, at 11:48 o'clock A.M., and recorded in book M 69 on page 3622. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk Title.

By *Phyllis Guttig* Deputy