

70-919

JUN 15 11 61 AM

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern, a widow

hereinafter called the grantor, in consideration of Fifteen Hundred Ninty Five and No/100 (\$1595.00 Dollars,

to grantor paid by Clifford A. Ward and Lucy L. Ward, 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:

Lot Three (3), Block Nine (9), First Addition to River Pine Estates, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-67, at page 3386 Deed Records.

To Have and to Hold the above described and granted premises 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: Covenants, Conditions, Restrictions, reservations, rights, rights of way and easements now of record, if any.

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.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 15th day of June, 19 70.

Betty Jane Ahern

(ORS 93.420)

STATE OF OREGON, County of Deschutes) ss. June 15, 19 70. Personally appeared the above named Betty Jane Ahern

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Notary Public for Oregon My commission expires April 27, 1972

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Clifford Ward 44332 Date Ave., Lancaster, Calif. 93534

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of June, 19 70, at 11:05 o'clock A.M., and recorded in book M-70 on page 5027. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder.

By: Deputy.

Fee 1.50

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