

KNOW ALL MEN BY THESE PRESENTS, That William P. Ackerman and Marian A. Ackerman, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bradley F. Sexton and Judith L. Sexton, 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 Numbered One (1) in Block Nine (9) Stewart Addition, as shown by the duly recorded plat thereof

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 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 \$ 300.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this day of July, 1970.

William P. Ackerman
Marian A. Ackerman

STATE OF OREGON, County of Klamath) ss. July, 1970
Personally appeared the above named William P. Ackerman and Marian A. Ackerman

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

Before me: Susan K. Milne
Notary Public for Oregon
My commission expires 3-8-71

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

William P. Ackerman
and Marian A. Ackerman
TO
Bradley F. Sexton and
Judith L. Sexton

AFTER RECORDING RETURN TO
Sexton
4547 Cleveland
City

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$1.50 37

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
24th day of July, 1970
at 3:38 o'clock P.M., and recorded
in book M-70 on page 6174
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

By [Signature] Deputy

Title
Deputy

STATE OF OREGON
County of Klamath
before me, the undersigned

and that the re-
IN WIT-
July

JUL 24 3 38 PM 1970

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