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38-1140

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

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

a widow

hereinafter called the grantor,

in consideration of Eight Hundred Fifty and No/100 Dollars,

to grantor paid by Henry E. Albin and Gladys I. Albin, husband and wife

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 Seven (7), Block Five (5), River Pine Estates, according to the official plat on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume 363, at page 180 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 and seal this 19th day of July, 1971.

Betty Jane Ahern (SEAL)

(SEAL)

(SEAL)

(SEAL)

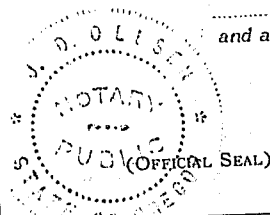
(ORS 93.490)

STATE OF OREGON, County of Deschutes ss. July 19, 1971.
Personally appeared the above named Betty Jane Ahern

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

Before me:

Wm. D. Milne
Notary Public for Oregon
My commission expires Mar. 27, 1972



WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Henry E. Albin
P.O. Box 253
Cottage Grove, Ore.

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

Fee \$1.50

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
23 day of July, 1971,
at 4:30 o'clock P.M., and recorded
in book M71 on page 7758
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk—Recorder.
By *Cynthia Campbell* Deputy.