

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Charles Spencer and Edna Mae Spencer, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot One (1), Block Thirteen (13), 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.

JUN 15 11 01 AM 1972

(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:
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 law-
ful 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 \$ 1095.00
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 9th day of June, 19 72.

Betty Jane Ahern

STATE OF OREGON, County of Deschutes) ss.
Personally appeared the above named Betty Jane Ahern June 9, 19 72

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

Before me: *[Signature]*
Notary Public for Oregon
My commission expires Mar 27, 1976

NOTE: The sentence between the symbols Ⓢ. 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
Charles Spencer
2304 S. Broadway
Truth or Consequences,
New Mexico

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

FEE \$2.00

STATE OF OREGON,

County of KIAMATH } ss.

I certify that the within instru-
ment was received for record on the
15th day of June, 19 72,
at 11:01 o'clock A.M., and recorded
in book M 72 on page 6432
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *[Signature]* Deputy