

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Lester W. Helvie and Shirley S. Helvie, 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 Ten (10), Block Twelve (12) Frist 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.

(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: 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 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 \$2200.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 15th day of April, 1973.

*Betty Jane Ahern*

STATE OF OREGON, County of Deschutes ) ss. April 15, 1973  
Personally appeared the above named Betty Jane Ahern

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

(OFFICIAL SEAL)

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

Lester W. Helvie et ux  
1636 Poplar  
Sweet Home, Oregon 97386

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

## STATE OF OREGON

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
25th day of APRIL, 1973,  
at 11:27 o'clock A.M., and recorded  
in book M.73 on page 4931 or as  
filing fee number 75704, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK Title  
By *[Signature]* Deputy

FEE \$ 2.00