

FORM No. 633—WARRANTY DEED (Individual or Corporate)
1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JERRY L. JONES and SUSAN E. JONES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH L. LANCASTER and ANITA L. LANCASTER, 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 49 of LAMRON HOMES, together with a strip of land 15 feet wide adjacent to and parallel with the South boundary of said Lot, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

SUBJECT TO: Rules, regulations and assessments of South Suburban Sanitary District.

SUBJECT TO: Reservations and restrictions contained in the dedication of Lamron Homes.

SUBJECT TO: Declaration of Restrictive Covenants of Lamron Homes, dated July 24, 1958, recorded July 28, 1958, in Deed Volume 301, page 389, recorded March 19, 1959, in Deed Volume 310 page 638, records of Klamath County, Oregon.

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 easements, restrictions, liens or encumbrances of record, or those apparent upon the land, and those listed above.

and that grantor will warrant and forever defend the said 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 \$ 34,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of March, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
March 25, 1974

Personally appeared the above named Jerry L. and Susan E. Jones

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

Before me, *James E. Estle*
(SEAL) Notary Public for Oregon
My commission expires: Sept 24, 1976

Mr. and Mrs. Jerry L. Jones
Rt. 2, Box 743
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Keith L. Lancaster
5020 Sturdivant Avenue
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
1st Federal Savings
540 Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
First Federal Savings & Loan Assoc.
Klamath Falls Branch
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.
March 15, 1974
Personally appeared *Jerry L. Jones* and *Susan E. Jones*
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 29th day of MARCH, 1974, at 10:14 o'clock A.M., and recorded in book M 74 on page 3893 or as file/reel number 87204.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
WM. D. MILNE
Recording Officer
Hand Deputy
FEE \$ 2.00