

37316

28-7668

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Karen Jean Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alvin Leroy Odell and Phyllis Ferne Odell, 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 Twenty-Four (24), Block Seventeen (17), Second 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-72 at Page 6815 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, Reservations, Restrictions, Rights, Rights of Way and Easements now of Record, if any.

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 \$2,600.00. 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 16 day of July, 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)

*Karen Jean Ahern*

STATE OF OREGON,  
County of Deschutes } ss.  
July 16, 1974

Personally appeared the above named  
Karen Jean Ahern

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

Before me:  
(OFFICIAL SEAL) *Barth O. Sargent*  
Notary Public for Oregon  
My commission expires May 3, 1976

STATE OF OREGON, County of } ss.  
Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
  
GRANTEE'S NAME AND ADDRESS  
Ahern Realty  
Star Rt. 2, Box 42  
La Pine, Oregon 97739  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Mr. & Mrs. Alvin Leroy Odell  
126 Lester Dr. N.  
Orange, Ca. 92668  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 26th day of AUGUST, 1974, at 10:40 o'clock A.M., and recorded in book M 14 on page 10352 or as file/reel number 92316  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
WM. D. MILNE  
By *Harold D. Dugan* Recording Officer Deputy  
FEE \$ 2.00