

92614

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

1-1-74

Vol. 1174 Page 11726

STEVENS-HEATSEALING CO., PORTLAND, OR. 97204

28-7665 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. Burns and Margaret A. Burns

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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot Three (3), Block Three (3), Jack Pine Village, Klamath County, Oregon, 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-69, Page 3870 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 on Records, if any.

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 \$2,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 14th day of August, 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,  
County of Deschutes } ss.  
August 14, 1974.

Personally appeared the above named  
Betty Jane Ahern

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

Before me:  
(OFFICIAL SEAL) *W. D. Milne*

Notary Public for Oregon  
My commission expires 5-8-76

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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 \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the state seal of said corporation and that said instrument was signed and in the hall 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: \_\_\_\_\_  
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ahern Realty  
Star Rt. 2, Box 42  
La Pine, Ore. 97739

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. John E. Burns  
3245 University  
Eugene, Or. 97405

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of September, 1974, at 3:43 o'clock P.M., and recorded in book M 71 on page 1172 or as file/roll number \_\_\_\_\_

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne

By *Mary L. Anderson* Deputy  
Recording Officer

Fee 2.00

SEP 3 3 45 PM 1974