

1967/50

KNOW ALL MEN BY THESE PRESENTS, That CARL E. YANCEY and BONIFAY YANCEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MANUEL S. FERNANDEZ and IONE MARIE FERNANDEZ, 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:

Tract 38 of PLEASANT HOME TRACTS, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 as above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 10,500.00

However, the parties hereto have agreed that the above stated consideration shall be paid in installments, the first installment of \$ 1,000.00 being paid at the time of the execution of this deed, and the balance of \$ 9,500.00 being paid in installments of \$ 1,000.00 per month, commencing on the first day of May, 1973, and continuing until the full amount of \$ 10,500.00 has been paid.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 30 day of April, 1973.

STATE OF OREGON, County of Klamath) ss. April 30, 1973.
Personally appeared the above named CARL E. YANCEY and BONIFAY YANCEY, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Donna H. Owen*
Notary Public for Oregon
My commission expires 9/23/73

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

Carl E. Yancey et ux

TO
Manuel S. Fernandez et ux

AFTER RECORDING RETURN TO

MANUEL S. FERNANDEZ
1001 Duane St.
Klamath Falls, Oregon
97601

MAIL TAX STATEMENTS
TO ABOVE.

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE
USED.)

FEE \$2.00

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 6th day of SEPTEMBER, 1974, at 12:41 o'clock P. M., and recorded in book M-74 on page 11912 or as filing fee number 92752, Record of Deeds of said County.

Witness my hand and seal of County attixed.

WM D. MILNE

COUNTY CLERK

By *Stephen A. [Signature]* Title
Deputy