

93758

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY CASTLEBERRY and NAOMA J. CASTLEBERRY, aka NAOMI, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE G. JENSEN and PIA R. JENSEN, 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 7 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, subject to:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District;
3. Rights of the public in and to any portion of said premises lying within the limits of walkways;
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of SECOND ADDITION TO WINEMA GARDENS.

(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

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 \$ 28,500.00 .

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 day of October, 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)

Larry Castleberry
Naoma Castleberry

STATE OF OREGON.

County of Klamath
October 7, 1974

Personally appeared the above named persons

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-14-76

STATE OF OREGON, County of

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Larry Castleberry and Naoma J. Castleberry
7630 Cannon, Klamath Falls, Or. 97601

Lee G. Jensen and Pia R. Jensen
6346 Alva
Klamath Falls, Oregon 97601

After recording return to:

6346 Alva
Klamath Falls, Oregon 97601

With a change in residence all future statements shall be sent to the following address:
6346 Alva
Klamath Falls, Oregon 97601

STATE OF OREGON.

County of KLAMATH

I certify that the within instrument was received for record on the 9th day of OCTOBER, 1974

at 3:51 o'clock P.M. and recorded in book 874 on page 13250 or as file/roll number 93758

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

LEE. D. MILLER

By *Abdul Drazal* Deputy
Recording Officer

FEES \$ 2.00