

1-1-74

96771

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ronald W. Stevenson, an unmarried man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry DeSpain and Lorain DeSpain, 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:

A portion of Lot 11, Junction Acres, being more particularly described as follows: Beginning at the Northeast corner of Lot 11; thence West 80 feet along the Southerly boundary of Highway 140; thence South 544 feet; thence East 80 feet; thence North 544 feet to the point of beginning. Together with a 15 foot wide road easement along the Northerly line of Lot 11, Junction Acres.

(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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land

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 \$13,000.00

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 \_\_\_\_\_ day of \_\_\_\_\_, 1975; if a corporate grantor, it has caused its name to be signed and sealed 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  
January 15, 1975.

Personally appeared the above named Ronald W. Stevenson

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

NOTARY PUBLIC  
A. Tucker  
Notary Public for Oregon  
My commission expires 10-13-78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

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)

Ronald W. Stevenson

GRANTOR'S NAME AND ADDRESS

Larry and Lorain DeSpain

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Fed Sav & Loan

SUD Main

KFO

NAME, ADDRESS, ZIP

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

Larry and Lorain DeSpain

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of JANUARY, 1975, at 3:50 o'clock P.M., and recorded in book M. 75 on page 892 or as file/reel number 96771, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MOENE

By Hazel Dray Deputy Recording Officer

FEE \$ 2.00

SPACE RESERVED  
FOR  
RECORDER'S USE