

89457

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LLOYD V. HOWARD and LETHA WAIVE HOWARD, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH DEVELOPMENT COMPANY, an Oregon Corporation, 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, Block 1, Original Plat, Klamath River Acres, according to the official plat thereof on file in the records of Klamath County, Oregon.

(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 easements and restrictions of record or apparent on the face of 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 \$ 400.00

~~THE 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 EASEMENTS AND RESTRICTIONS OF RECORD OR APPARENT ON THE FACE OF THE LAND,~~

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 2 day of April, 1975; 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 Klamath ) ss.  
April 2, 1975

Personally appeared the above named Lloyd V. Howard and Letha Waive Howard, Husband and Wife,

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

Before me: *[Signature]*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 7/19/78

STATE OF OREGON, County of ) ss.  
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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: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

Lloyd V. Howard, et ux  
Keno-Worden Road th  
Keno, Oregon 97627  
GRANTOR'S NAME AND ADDRESS  
Klamath Development Co.  
Box 52  
Keno, Oregon 97627  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Development Company  
Box 52  
Keno, Oregon 97627  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of KLANATH )  
I certify that the within instrument was received for record on the 4th day of APRIL, 1975, at 9:00 o'clock A.M., and recorded in book M. 75 on page 3641 or as file/reel number 99457, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE  
By *[Signature]* Recording Officer  
Deputy  
FEE \$ 2.00