

A-26099

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

1-1-74

3365

WARRANTY DEED

Vol. 15 Page 8868

KNOW ALL MEN BY THESE PRESENTS, That Ethel Ashley, widow of Roe D. Ashley, deceased

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gregory A. Lara and Celia C. Lara, husband and wife, by the entirety, 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:

Beginning at an iron pipe driven in the ground on the North line of Tract 4 of HOMEDALE, distant 100 feet westerly from the Northeast corner of said Tract 4; running thence West along the south line of Hilyard Avenue, 90 feet; thence S 0°12' W a distance of 229.93 feet, more or less, to an iron rod on the west line of said Tract 4; thence S 43°30' E to the Northwest boundary of that property conveyed to Norman Borton, Jr. and Aldena M. Borton by deed recorded July 17, 1970 in Deed Volume M70 page 5951; thence N 46°30' E along the northwest boundary of said property conveyed to Norman Borton, Jr. et ux., to a stake on the Southwest corner of that property conveyed to Leander T. Strickland and Opal M. Strickland by deed recorded July 6, 1956, in Deed Volume 284 page 489; thence N 0°12' E a distance of 194.70 feet, more or less, to the point of beginning, being a portion of Tract 4 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk 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 the 1975-76 taxes.

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 \$ 18,000.00

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 ①, if not applicable, should be deleted. See ORS 9.3.030.)

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 28 day of July, 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.  
July 31, 1975

Personally appeared the above named

Ethel Ashley

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

8-5-75

STATE OF OREGON, County of ) ss.  
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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

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:

Ethel Ashley

GRANTOR'S NAME AND ADDRESS

Gregory A. and Celia C. Lara

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gregory A. Lara and Celia C. Lara

4837 Harlan Drive

K. Falls

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Gregory A. Lara

4837 Harlan Drive

K. Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of JULY, 1975, at 4:30 o'clock P. M., and recorded in book M 75 on page 8868 or as file/reel number 3365

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Handwritten Signature* Deputy

FEE \$ 3.00

RECEIVED JUL 31 1975

4:30 pm