

KNOW ALL MEN BY THESE PRESENTS, That LYDIA F. VADEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.. EMIL DANIEL and ESSIE DANIEL, 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:

The South 35 feet of Lot 24 and all of Lot 25 YALTA GARDENS, Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of said Yalta Gardens; Reservations and restrictions contained in a deed dated August 26, 1947, and recorded September 1, 1948, in Deed Volume 224 at page 331; Easements and rights of way of record and those apparent on the land, if any;

(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 hereinabove set forth;

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 \$9,506.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ consideration (indicate which). ~~This sentence between the symbols @, if not applicable, should be deleted. See ORE-92-020.~~

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 26th day of August, 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.

Lydia F. Vaden

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
August 26, 1975

Personally appeared the above named LYDIA F. VADEN

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

(OFFICIAL SEAL)

Before me: Notary Public for Oregon

My commission expires 1/11/79.

STATE OF OREGON, County of ss.

Personally appeared, 1975

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of AUGUST, 1975, at 9:35 o'clock A.M., and recorded in book M. 75 on page 9935 or as file/reel number 4163, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By *Legal Deputy*

FEE \$ 3.00

After recording return to:

Emil Daniel
1770 Kane - N3
NAME, ADDRESS, ZIP

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

Same

RECEIVED
AUG 26 1975
9:35 am