

4297

38-9404

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. TEMPLETON and ELLEN ROSE TEMPLETON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST W. ESTES and MAYBELL R. ESTES, 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:

Lots 12 and 13 in Block 9, of MIDLAND (now vacated), together with the S½ of the vacated alley adjoining the herein described property on the North, and the N½ of vacated Oregon Street adjoining the herein described property on the South,

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record

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 set forth above

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 \$ 2,000.00

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 20th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 20, 1975

Personally appeared the above named James E. Templeton and Ellen Rose Templeton

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

Before me: *Marlene T. Addington*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of Klamath, 1975.

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: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Ernest W. Estes  
P.O. Box 189  
Midland, OR 97634  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ernest W. Estes  
As above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of August, 1975, at 3:10 o'clock P.M., and recorded in book 1875 on page 10116 or as file/reel number \_\_\_\_\_

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

Wm. D. Milne

Fee \$3.00

By *Hazel Dwyer* Recording Officer  
Deputy