

6481

WARRANTY DEED

Vol. 75 Page 13292

KNOW ALL MEN BY THESE PRESENTS, That Louis J. O'Dell and Helen O'Dell,
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alvin Leroy O'Dell and Phyllis Ferne O'Dell, 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:

Lot 23 (Twenty Three), Block 17 (Seventeen), Second Addition to River Pine Estates, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-72, at page 6815 Deed Records.

SUBJECT TO: Trust Deed and Note of record in favor Betty J. Ahern, dated November 13, 1973 and recorded Volume 72, Page 15936, or as filing fee no. 84193, Record of Mortgages of said county, with an unpaid balance of \$2,004.83, which the grantee assumes and agrees to pay.

(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: Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of Record, if any.

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 \$2,004.83
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 24th day of May, 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)
OFFICIAL SEAL
EMIL M. SEPPA
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SONOMA COUNTY
My Commission Expires April 9, 1979

STATE OF CALIFORNIA
County of SONOMA
October 19, 1975

Personally appeared the above named
Louis J. O'Dell and Helen O'Dell

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

Before me:
(OFFICIAL SEAL) Emil M. Seppa
Notary Public for California
My commission expires 4-9-79

Louis J. & Helen Odell
876 Santa Alicia
Rohnert Park, California 94928
GRANTOR'S NAME AND ADDRESS

Alvin Leroy & Phyllis Ferne Odell
126 Lester
Orange, California 92668
GRANTEE'S NAME AND ADDRESS

After recording return to:
Betty J. Ahern
Star Route 2, Box 12
La Pine, Ore. 97739
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. Alvin L. O'Dell
126 Lester Drive
Orange, Ca. 92668
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.
October 22, 1975
Personally appeared Louis J. O'Dell and Helen O'Dell, 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:

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 23rd day of October, 1975, at 4:02 o'clock P.M., and recorded in book M75 on page 13292 or as file/reel number 6484, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Hazel D. Milne Deputy
Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE