

WARRANTY DEED

7343
KNOW ALL MEN BY THESE PRESENTS, That E. VERNON LEWIS and E. KATHRYN LEWIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL A. FOX and SHEILA K. FOX, 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 East 69 feet of the West 81 feet of Lot 8 of DE BIRK HOMES,

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. Regulation, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(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 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 \$ 23,500.00. 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 17th day of November, 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
November 17, 1975

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 1975

Personally appeared the above named E. Vernon Lewis and E. Kathryn Lewis

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

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

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Michael A. Fox
Rt. 3, Box 394 D, Keno Highway
Oregon

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Equitable Savings & Loan Assn.
1300 SW 6th Ave
Portland, Oregon 97201

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of NOVEMBER, 1975, at 10:50 o'clock A.M., and recorded in book M 75 on page 14495 or as file/reel number 7343, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WE. D. MILNE

By *Hazel Gray* Recording Officer Deputy

FEE \$ 3.00