

76.0 38-9961 WARRANTY DEED Vol. 25 14908
 KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth D. Lee and Esther S. Lee, 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 Eighteen (18), Block Six (6), Jack Pine Village, according to the official plat thereof on file with the County Clerk of Klamath County, State of Oregon, and Subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-69, Page 3870, Deed Records.

(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 \$2,650.00. 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 11th day of October, 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 Deschutes) ss.
 October 11, 1975.

Personally appeared the above named
 Betty Jane Ahern

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

Before me: *Kenna Chipmuth*
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires 10-2-78

STATE OF OREGON, County of) ss.
 Personally appeared)
 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)

Betty Jane Ahern
 Star Route 2, Box 42
 La Pine, Oregon 97739
 GRANTOR'S NAME AND ADDRESS

Kenneth D. Lee & Esther S. Lee
 Keasey Route Box 106
 Vernonia, Oregon 97064
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Ahern Realty
 Star Route 2, Box 42
 La Pine, Oregon 97739
 NAME, ADDRESS, ZIP

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

Kenneth D. Lee & Esther S. Lee
 Keasey Route Box 106
 Vernonia, Oregon 97064
 NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 County of Klamath)

I certify that the within instrument was received for record on the 25th day of NOVEMBER, 1975, at 3:48 o'clock P.M., and recorded in book N 75 on page 14908 or as file/reel number 7630.

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

WM. D. MILNE

Recording Officer
 By *Hazel Dray* Deputy
 FEE \$ 3.00

which said described real
 appurtenances and all other
 and all fixtures now or here
 FOR THE PURPOSE
 sum of ONE THOUSAND
 thereon according to the te
 final payment of principal

To protect the security
 and repair, not to remove or dem
 not to commit or permit any de
 2. To complete or restore
 destroyed the same or restore
 3. To comply with all laws, r
 tions and restrictions affecting said
 4. To secure such financing stat
 proper public office of officers as
 by filing officers or searching agenc
 beneficiary.

4. To provide and continuously
 now or hereafter erected on the said
 and such other hazards as the benefi
 an amount not less than \$
 comparative acceptable to the beneficiary,
 policies of insurance shall be delivered to
 if the grantor shall fail for any reason to
 deliver said policy to the beneficiary at lea
 tion of any policy of insurance now or he
 the beneficiary may procure the same at
 collected under any fire or other insurance
 may determine, or at the option of the be
 any part thereof, may be referred in gran
 not cure or waive any default or notice of
 act done.

5. To keep said premises free from mo
 against said premises and other charges that may be
 charges become payable by or for the benefi
 to beneficiaries should the grantor fail to make pa
 by direct payment or by providing other charges
 and the amount so paid, with interest at the rate
 hereby, together with the obligations described in p
 trust deed, shall be added to and become a part of
 covenants hereof and for such payments arising fr
 ery extent at that such payments shall be made
 described, and all such payments shall be made
 out notice, and the nonpayment thereof shall be
 constitute a breach of this trust deed immediately
 6. To pay all costs, fees and expenses of this tr
 of title search as well as the other costs and expen
 in connection with or in enforcing this obligation, and tr
 fees actually incurred.

7. To appear in and defend any action or proceed
 action or proceeding in which the beneficiary or trustee
 any suit for the foreclosure of this deed, or trustee
 amount of attorney's fees mentioned in this paragraph
 decree of the trial court, and in the event of an appeal
 relate court shall adjudge grantor to pay all costs
 may's fees on such appeal.

8. In the event of an appeal
 It is mutually agreed
 under the right of ap
 right, if