

38-10148

10345

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(3)

WARRANTY DEED (INDIVIDUAL)

FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife  
 \_\_\_\_\_, hereinafter called grantor, convey(s) to  
 ROCKY R. LYONS and SHIRLEY E. LYONS, husband and wife  
 \_\_\_\_\_ all that real property situated in the County  
 of Klamath \_\_\_\_\_, State of Oregon, described as:

The E $\frac{1}{2}$  of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, Township 38 South,  
 Range 11 East of the Willamette Meridian.

Subject to: Covenants, conditions, restrictions, reservations, rights,  
 rights of way and easements now of record.

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as  
noted above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 2,680.72.

Dated this 17<sup>th</sup> day of February, 19 76.

Frank M. Pedersen  
 Frank M. Pedersen  
Barrie G. Pedersen  
 Barrie G. Pedersen

STATE OF OREGON, County of Klamath ) ss.

February, 19 76 personally appeared the above named  
Frank M. Pedersen and Barrie G. Pedersen and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

William D. NTLNE  
 Notary Public for Oregon  
 My commission expires: 7-17-78

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

PEDERSEN  
 TO  
 LYONS

After Recording Return to:

Rocky Lyons  
P.O. Box 19  
Donanza, OR 97623

STATE OF OREGON, )

County of KLAMATH ) ss.

I certify that the within instrument was received for record  
 on the 18th day of FEBRUARY, 19 76  
 at 2:48 o'clock P.M. and recorded in book M 76  
 on page 2269 Records of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. NTLNE

COUNTY CLERK

By Hazel Maguire Deputy

FEE \$ 3.00