01-10150 38-10522

FORM No. 67—WARRANTY DEED (Individual or Corporation)

12350

WARRANTY DEED

Vol. M76 Page 5010

KNOW ALL MEN BY THESE PRESENTS, That JERRY O. ANDERSON and PEGGY J. ANDERSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER H. EBERLEIN and JANE A. EBERLEIN, 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:

Easterly 80 feet of [illegible] and Westerly 80 feet of Lot 5, Block 24, [illegible] TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

'76 APR 9 AM 11 02

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 easements, restrictions, liens or encumbrances of record, or those apparent upon the land

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 $ 11,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which by X) X part of the consideration (indicate which by X) X entire purchase price.~~

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 26 day of June, 1974; 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.

Jerry O. Anderson
JERRY O. ANDERSON

Peggy J. Anderson
PEGGY J. ANDERSON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath June 20, 1974.

Personally appeared the above named Jerry O. and Peggy J. Anderson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Karen Lee
Notary Public for Oregon
My commission expires: 4/24/77
(OFFICIAL SEAL)

STATE OF OREGON, County of ..., 19..

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 the officers acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

Mr. and Mrs. Jerry O. Anderson
6648 Airway Drive
Klamath Falls, Oregon 97601

Mr. and Mrs. Roger H. Eberlein
1513 Oregon Avenue
Klamath Falls, Oregon 97601

After recording return to:
First Fed.
540 Main

Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. Jerry O. Anderson
6648 Airway Drive
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 9th day of APRIL, 19 76, at 11;03 o'clock A.M., and recorded in book M 76 on page 5010 or as file/reel number 12350, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE, Recorder of Deeds
by Hazel Drazil, Deputy

FEE $ 3.00