

12708

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

OSCAR J. LANCE and EDNA K. LANCE, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOHN R. HUFFMAN and MARY R. HUFFMAN, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northwesterly 50 feet of Lot 6, Block 43 of FIRST ADDITION to the City of
Klamath Falls, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon, more particularly described as
follows:

Beginning at the most Westerly corner of Lot 6, Block 43 of First Addition to
the City of Klamath Falls; thence Southerly along the Easterly line of Fifth Street,
50 feet; thence Easterly at right angles to Fifth Street, 52.1 feet; thence
Northwesterly parallel with Fifth Street and along the lot lines of Lots 6 and 7
of said Block 43, 50 feet; thence Westerly along the Southerly line of the alley in
said Block 43, 52.1 feet to the place of beginning, being the Northwesterly 50 feet
of Lot 6 in said Block and Addition.

(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

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 \$ 15,000.00

~~However, the actual consideration herein stated is not to be construed as a promise or warranty of title, but as a statement of the consideration paid for the transfer of the premises.~~
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 14th day of April, 1976;
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.

Oscar J. Lance
Oscar J. Lance

Edna K. Lance
Edna K. Lance

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 14, 1976

Personally appeared the above named
Oscar J. Lance & Edna K. Lance

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: *Paula McEl*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77

STATE OF OREGON, County of) ss.
1976
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 be-
half 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:

LANCE
GRANTOR'S NAME AND ADDRESS
HUFFMAN
GRANTEE'S NAME AND ADDRESS

After recording return to:
John R. and Mary R. Huffman
505 N. 5th
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
First National Bank of Oregon
P.O. Box 3131 T-6
Portland, Oregon 97208
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instru-
ment was received for record on the
19th day of APRIL, 1976,
at 1:29 o'clock P.M., and recorded
in book M 76 on page 5621 or as
file/reel number 12708.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
Deputy