

12891

KNOW ALL MEN BY THESE PRESENTS, That RANDY DEAN McBRIDE and DIANA JUNE McBRIDE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OSCAR J. LANCE and EDNA K. LANCE, husband and wife, 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 North half of Lot 1 in Block 2 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes & assessments; statutory powers, including the power of assessments, of South Suburban Sanitary District and Klamath Project and Enterprise Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land;

(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 above set forth

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 \$ 23,234.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is the actual consideration (indicate which) (The sentence between the symbols, if not applicable, should be deleted. See ORS 91.050.)~~

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 22 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.

*Randy Dean McBride*  
*Diana June McBride*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
 County of Klamath ) ss.  
 April 22, 1976

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named Randy Dean McBride and Diana June McBride, husband and wife,

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 \_\_\_\_\_

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

\_\_\_\_\_ 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: *[Signature]*  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 0-13-78

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

Randy Dean McBride & Diana June McBride

STATE OF OREGON, )  
 County of KLAMATH ) ss.

GRANTOR'S NAME AND ADDRESS  
 Oscar J. & Edna K. Lance

I certify that the within instrument was received for record on the 23rd day of APRIL, 1976, at 11:40 o'clock A.M., and recorded in book M 76 on page 5969 or as file/reel number 12891, Record of Deeds of said county. Witness my hand and seal of County affixed.

GRANTEE'S NAME AND ADDRESS  
 After recording return to:

SPACE RESERVED FOR RECORDER'S USE

FFS & L  
 main  
 NAME, ADDRESS, ZIP

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

FFS & L  
 main  
 NAME, ADDRESS, ZIP

Wm. D. MILNE  
 Recording Officer  
 By *[Signature]* Deputy

FEES 3.00