

1-1-74

WARRANTY DEED

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14004

KNOW ALL MEN BY THESE PRESENTS, That LETTIE CARLILE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY ANNE FROST and OLETTA SPEARS, as joint tenants with right of survivorship, 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 11 and the Northerly 60 feet of Lot 12 in Block 18 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

RESERVING, HOWEVER, unto Grantor a life estate, that is, the right to possession of said property for the term of her natural life.

(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 \$ 10.00

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 19 day of May, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
May 19, 1976

Personally appeared the above named LETTIE CARLILE

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

Before me, Notary Public for Oregon  
My commission expires: 7-26-77

STATE OF OREGON, County of ) ss.  
Personally appeared , 19 , and

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

Mary Anne Frost & Oletta Spears

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

D. L. DUCKETT, ATTORNEY  
540 MAIN ST.  
KLAMATH FALLS, ORE

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

Lettie Carlile  
1601 Portland Avenue  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of KLAMATH

I certify that the within instrument was received for record on the 20th day of MAY, 1976, at 8:47 o'clock A.M., and recorded in book M. 76 on page 7488 or as file/reel number 14004, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

FEE \$ 3.00

By Hazel Gray, Deputy  
Recording Officer

072300