

KNOW ALL MEN BY THESE PRESENTS, That THOMAS BURGESS, JR. and JEANNE BURGESS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE MANNING and EVA MANNING, 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 up-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 157 in Third Addition to Sportsman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 agreements, easements, rights of way, reservations and restrictions of record.

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 \$6,000.00

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 23 day of June, 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, )  
County of Clackamas ) ss.  
June 23, 1976.

Personally appeared the above named THOMAS BURGESS, JR. and JEANNE BURGESS, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-30-76

STATE OF OREGON, County of ) ss.  
June 23, 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 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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of JUNE, 1976, at 3:19 o'clock P.M., and recorded in book M. 76 on page 9752 or as file/reel number 15598.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George Manning  
16147 S. Apperson Boulevard  
Oregon City, OR 97045

NAME, ADDRESS, ZIP

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

George Manning  
16147 S. Apperson Boulevard  
Oregon City, OR 97045

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE