

T/A 38-11028

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NEED LAW PUBLISHING CO., PORTLAND, OR, 97204

1-174

15743

WARRANTY DEED

Vol. 76 Page 9937KNOW ALL MEN BY THESE PRESENTS, That Betty Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George Malson
and Casper Malson, one half interest to each, hereinafter called
the grantees, 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:

Lot One (1), Block Twenty One (21), Third Addition to River Pine Estates,
Klamath County, State of Oregon according to the official plat thereof on
file with the County Clerk of Klamath County and Subject to the Building
and Use Restrictions appurtenant thereto and on file in Volume M-73, Page
6940, Deed of Records.

(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: Covenants, Conditions, Restrictions, Reservations, Rights,
Rights of Way and Easements now of Record, if any. 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 \$ 2,800.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the 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 26th day of June, 19 76;
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 Deschutes
June 26, 19 76

Personally appeared the above named
Betty Ahern

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

Before me:
(OFFICIAL SEAL) Donna Chipowich
Notary Public for Oregon
My commission expires 10-2-78

Betty Ahern

Star Route 2, Box 42
La Pine, Oregon 97739

GRANTOR'S NAME AND ADDRESS

George Malson & Casper Malson
2425 S. E. Madison
Portland, Oregon 97201

GRANTEE'S NAME AND ADDRESS

After recording return to:

Betty Ahern (Ahern Realty)
Star Route 2, Box 42
La Pine, Oregon 97739

NAME, ADDRESS, ZIP

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

George Malson and Casper Malson
2425 S. E. Madison
Portland, Oregon 97201

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Deschutes ss.
June 26, 19 76

Personally appeared Betty Ahern 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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instru-
ment was received for record on the
30th day of JUNE, 19 76,
at 253 o'clock P.M., and recorded
in book M. 76 on page 9937 or as
file/reel number 15743,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Heidi Wagoner Recording Officer
Deputy

FEE \$ 8.00