

20019

WARRANTY DEED

Vol. 76 Page 15879

38-11564

KNOW ALL MEN BY THESE PRESENTS, That

Betty Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judy C. Stewart, 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 9, Block 19, Third Addition to River Pine Estates, Klamath County, State of Oregon, Subject to the Building and Use Restrictions. According to the official plat thereof on file with the County Clerk of Klamath County. Appurtenant thereto and on file in Volume M-73 Page 6940, Deed of Records.

This property is not currently used for Timber, Agriculture, Grazing or mining purposes.

(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 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 \$ 2,900.00. 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 27 day of September, 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 Deschutes) ss.
September 27, 1976

Personally appeared the above named
Betty Ahern

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

Notary Public for Oregon
My commission expires Oct 22, 1978

STATE OF OREGON, County of) ss.
September 27, 1976

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 _____

_____, a corporation,
and that the seal affixed to this 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 _____

Betty Ahern
Star Route 2, Box 42
La Pine, Oregon 97739
GRANTOR'S NAME AND ADDRESS

Judy C. Stewart
Rt. 1, Box 495
Beaverton, Oregon 97005
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ahern Realty
Star Rt. 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.

Judy C. Stewart
Rt. 1, Box 495
Beaverton, Oregon 97005
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
8th day of OCTOBER, 1976,
at 10:50 o'clock A.M., and recorded
in book M. 76 on page 15879 or as
file/reel number 20019

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By Hazel Magar Deputy