

38-11716

21245

WARRANTY DEED Vol. 1176 Page 17628

KNOW ALL MEN BY THESE PRESENTS, That Betty Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert P. Stewart and Opal I. Stewart, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot Three (3), Block Twenty-Two (22), Third Addition 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.

This Porperty is not currantly 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 not 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 \$ 2950.00

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 17th day of October, 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.

Betty Ahern

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Deschutes) ss.
October 17, 1976

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

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: (OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

Personally appeared the above named Betty Ahern

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

Before me: (OFFICIAL SEAL)

Notary Public for Oregon My commission expires: 2/22/1978

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

GRANTOR'S NAME AND ADDRESS
Robert P. Stewart & Opal I. Stewart H/W
Rt. 1, Box 495
Beaverton, Ore. 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:
Robert P. & Opal I. Stewart H/W
Rt. 1, Box 495
Beaverton, Oregon 97005

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 5 day of Nov, 1976, at 11:12 o'clock a.m., and recorded in book M.76 on page 17628 or as file/reel number 21245.

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

Wm D Milne
Recording Officer
By Deputy