

22595

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19622

KNOW ALL MEN BY THESE PRESENTS, That Ed F. Edwards, a married man as his sole and separate property

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John W. Black, a married man as to one third interest, Ritchie A. Black, a single man as to one third interest and David E. Black, a married man as to one third interest, 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:

The west 330 feet of the East 495 feet of Government Lot 1, Section 2, Township 39 South, Range 13 East of the Willamette Meridian, Except that portion, if any, lying within the East on Quarter of East one half of Northeast one Quarter of Northeast one Quarter in Said Section.

(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

and that grantor will warrant and forever defend the above granted 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 \$11,870.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 1st day of December, 1976.

CALIFORNIA
STATE OF OREGON, County of ORANGE, ss. December 1, 1976
Personally appeared the above named Ed F. Edwards * * * * *
and acknowledged the foregoing instrument to be his voluntary act and deed.
KAY D. SAPP
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN ORANGE COUNTY
Before me: *Kay D. Sapp*
Notary Public for OREGON STATE OF CALIFORNIA
My commission expires May 23, 1978
NOTE—The seal of the Notary Public should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
John W. Black
4971 El Rancho Verde Dr
La Palma, Calif. 90623

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of DEEDS, 1976, at 12:37 o'clock P.M., and recorded in book M. 76 on page 19622 or as filing fee number 22595, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *W. D. Milne* Title Deputy