

38-11542-9

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

1-1-74

24082

WARRANTY DEED

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627

KNOW ALL MEN BY THESE PRESENTS, That J. H. INGRAM and SANDRA K. INGRAM, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WOODROW WILSON KIZZIRE and INEZ KIZZIRE, 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 1 in Block 1 of Juniper Acres, Klamath County, Oregon. SUBJECT TO: Reservations, including the terms and provisions thereof, contained in deed from the United States of America to Theodore Crume, recorded March 9, 1959 in Deed Volume 310 at page 371, Records of Klamath County, Oregon. The interest of Bly Logging Company and Weyerhaeuser Timber Company in Railway right of way over Tribal Lands in Section 34, Township 35 South, Range 10 East of the Willamette Meridian, which right of way is not of record but is disclosed by instrument recorded March 7, 1949 in Book 229 at page 217, Deed Records. Restrictions as shown on the recorded plat of Juniper Acres.

(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 as set out above,

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 \$5,000.00

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 30 day of December, 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)

J. H. Ingram  
Sandra K. Ingram

SANDRA K. INGRAM

STATE OF OREGON, )  
County of Klamath ) ss.  
December 30, 1976..

STATE OF OREGON, County of ) ss.  
December 30, 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 \_\_\_\_\_

Personally appeared the above named J. H. Ingram and Sandra K. Ingram

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

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: Kathy R. Mallama  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6/13/80

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

J. H. Ingram etux  
28205 Cottage Grove Hwy  
Cottage Grove, OR 97424  
GRANTOR'S NAME AND ADDRESS

W. W. Kizzire etux  
45044 N. 28 St. E. Sp. #1  
Lancaster, CA 93534  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
W. W. Kizzire etux  
45044 N. 28 St. E. Sp. #1  
Lancaster, CA 93534  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 12th day of JANUARY, 1977, at 3:44 o'clock P. M., and recorded in book 77 on page 627 or as file/reel number 24082, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By Hazel Hazel Deputy  
Recording Officer

FEE \$ 3.00