

1-1-74

26881

WARRANTY DEED

Vol. 77 Page 4571

38-12145 KNOW ALL MEN BY THESE PRESENTS, That.....Lund L. Marble.....
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary H. Azpeitia.....
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 ap-
pertaining, situated in the County of Klamath..... and State of Oregon, described as follows, to-wit:

Lot Seven (7), Block Nineteen (19), Second 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., alpurtenant thereto and on file in Volume M-72, Page 6815 Deed 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 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 \$3950.00.....

①However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). ②(The sentence between the symbols ①, 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 14th day of February....., 1977.;
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

February 14, 1977

Personally appeared the above named

Lund L. Marble

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

Notary Public for Oregon
My commission expires: Oct 22, 1978

Lund L. Marble

Star Rt. 2, Box 42

La Pine, Oregon 97739

GRANTOR'S NAME AND ADDRESS

Mary H. Azpeitia

1081 S. E. Clarey Ave.

Grants Pass, Ore. 97526

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ahern Realty

Star Rt. 2, Box 42

La Pine, Ore. 97739

NAME, ADDRESS, ZIP

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

Mary H. Azpeitia

1081 S. E. Clarey Ave.

Grants Pass, Ore. 97526

NAME, ADDRESS, ZIP

STATE OF OREGON, County of.....) ss.

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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
18th day of MARCH....., 1977.,
at 10:44 o'clock A.M., and recorded
in book M. 77 on page 4571 or as
file/reel number 26881.....

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

M. D. MILNE

Recording Officer

By Hazel Draz Deputy

FEE \$ 3.00