

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

38-12277
 , hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James P. Welborn and Betty A. Welborn, 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 Ten (10), Block Seven (7), Jack Pine Village, Klamath County, 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-69, Page 3870 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, Rights of Way and Easements now of Record, if any.

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 \$1695.00. 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 3rd day of June, 1972.

Betty Jane Ahern

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named Betty Jane Ahern

June 3, 1972

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

Before me:

Notary Public for Oregon

My commission expires May 3, 1976

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

James P. Welborn
 6896 S. E. Molt
 Milwaukie, Ore. 97222

Betty Jane Ahern
 Star Rt. 2, Box 42
 La Pine, Ore. 97739

AFTER RECORDING RETURN TO

Ahern Realty
 St. Rt. 2, Box 42
 La Pine, Oregon 97739

Mail tax statements to:
 James P. Welborn
 6896 S. E. Molt
 Milwaukie, Ore. 97222

(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 22nd day of MARCH, 1977, at 3:50 o'clock P.M., and recorded in book M. 77 on page 4819 or as filing fee number 27052, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. MILNE

COUNTY CLERK Title

By *Hand Draz* Deputy

27 MAR 22 PM 3 50

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