

27536

WARRANTY DEED

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Vol. 77 Page 77

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM JOHN LAWRIE and JILL S. LAWRIE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON R. LAHRSON, Jr. and BARBARA J. LAHRSON, 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:

A tract of land situated in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/16 corner common to Sections 1 and 12 as shown on the recorded plat of VALLEY VIEW SUBDIVISION: thence Easterly along the North line of said Section 12, 126.9 feet to the true point of beginning; thence South 00° 13' East 269.4 feet to the centerline of the Enterprise Irrigation Canal; thence Easterly and Northerly along said centerline to its intersection with the North line of said Section 12; thence Westerly 70 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within the right of way of Hilyard Avenue.

(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:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Mortgage recorded in Vol. M76, page 19163, assumed by the grantees herein, 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 \$ 39,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of March, 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 Klamath ss.

March 30, 1977

Personally appeared the above named William John Lawrie and Jill S. Lawrie

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

Before me: Judy Blubaugh  
Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

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 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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gordon R. Lahrson

P.O. Box 1956

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs

1225 Ferry Street, S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 1st day of APRIL, 1977, at 12:53 o'clock P.M., and recorded in book M 77 on page 5461 or as file/reel number 27536.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Glenn D. Magee Deputy

FEES \$ 3.00