

8-12476

KNOW ALL MEN BY THESE PRESENTS, That Betty Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald B. Franklin and Carol M. Franklin, 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 Five (5), Block Twenty-One (21), Third Addition, River Pine Estates, Klamath County, State of Oregon, 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-73, Page 6940, 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, Right 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 \$3,450.00. 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 6 day of April, 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 DeschutesApril 6, 1977

Personally appeared the above named

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

OFFICIAL SEAL

Notary Public for Oregon

My commission expires Oct 22, 1978

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 _____

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

Betty Ahern
52427 River Pine Road
La Pine, Oregon 97739

GRANTOR'S NAME AND ADDRESS

Donald B. Franklin & Carol M. Franklin
533 San Clemente
Ventura, Calif. 93003

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ahern Realty
52427 River Pine Road
La Pine, Oregon 97739

NAME, ADDRESS, ZIP

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

Donald B. Franklin
533 San Clemente
Ventura, Calif. 93003

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of APRIL, 1977, at 3:24 o'clock P.M., and recorded in book M77 on page 6959 or as file/reel number 28548.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Raymond D. Draz Deputy

FEE \$ 3.00