

WARRANTY DEED

470 KNOW ALL MEN BY THESE PRESENTS, That James L. Hutchinson and Nicolette Sue Bowen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Betty Ahern, 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 Nine (9), Block Twenty-Two (22), Third Addition, River Pine Estates, State of Oregon, Klamath County, According to the official plat thereof on file with the County Clerk of Klamath County and Sub ect to the Building and Use Restrictions appurtenant thereto and on file in Volume M-73, Page 6940, Deed Records.

This property is not currantly used for Timber, Agriculture, Grazing or Mining purposes.

(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, R strictions, 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 \$ 100.00

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 13 day of July, 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 } ss.  
July 13, 19 77

Personally appeared the above named James L. Hutchinson and Nicolette Sue Bowen

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

Before me: [Signature]  
Notary Public for Oregon  
My commission expires Oct 22, 1978

STATE OF OREGON, County of } ss.  
19

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 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:

Betty Ahern  
52427 River Pine Rd.  
La Pine, Or. 97739

NAME, ADDRESS, ZIP

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

Betty Ahern  
52427 River Pine Rd.,  
La Pine, Or. 97739

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 19 day of July, 1977, at 11:23 o'clock AM., and recorded in book M 77 on page 12744 or as file/reel number 32687, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Pat McCullough Deputy  
Recording Officer

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE