

1-1-74

A-2872

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WARRANTY DEED

Vol. 177 Page 12761

KNOW ALL MEN BY THESE PRESENTS, That

ALAN RODNEY LOCKREM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DOUGLAS L. GALLUP

, 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 23 of Lakewood Heights according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

(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

SEE EXHIBIT A

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 \$ 31,000.00

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 91.030.)

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 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.

Alan Rodney Lockrem

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July, 6, 1977

Personally appeared the above named  
Alan Rodney Lockrem

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

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/23/77

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Alan Rodney Lockrem  
2531 Lakeshore Drive  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Douglas L. Gallup  
P.O. Box 97  
Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Douglas L. Gallup  
P.O. Box 97  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of , 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By

Deputy

12762

EXHIBIT A

SUBJECT TO:

1. Easements, releases, rights of way and agreements to California-Oregon Power Company in Deed Vol. 68, pages 277-281, and Deed Vol. 105, pages 225-227, records of Klamath County, Oregon.
2. Reservations and restrictions contained in the dedication and on the plat of Lakewood Heights.
3. Liens and assessments of Lakewood Heights District Improvement Company.
4. Right of Way for transmission line, including the terms and provisions thereof, granted to the California Oregon Power Company by instrument dated November 2, 1939, recorded January 18, 1940, Vol. 126, page 442, Deed records of Klamath County, Oregon.
5. Right of Way, including the terms and provisions thereof, given by A. L. Crawford to the California Oregon Power Company dated June 6, 1955, recorded June 15, 1955, Vol. 275, page 181, Deed Records of Klamath County, Oregon.
6. Reservations, restrictions, rights of way, and easements of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record ~~XXXXXX~~

on 19 day of July A. D. 1977 at 11:36 clock A.M. and

duly recorded in Vol. M. 77, of Deeds on Page 12762

Fee \$6.00

Wm D. MILNE, County Clerk

By Pat McCallough