

WARRANTY DEED

Vol. 11 Page 15176

KNOW ALL MEN BY THESE PRESENTS, That RONALD A. JONES AND KAREN S. JONES
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MILDRED C. HARRY and 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 74, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANNOR, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

1. Klamath Irrigation District.
2. Conditions and restrictions, recorded in Vo. 245 Page 361.
3. Building restrictions and setback line as contained in plat.
4. Irrigation ditch as shown on plat.
5. Trust Deed recorded January 6, 1977 in Vo. M77 Page 285 which Grantee agrees and assumes to pay.

(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

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 \$ 33,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 18 day of August, 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)

Karen S. Jones
Karen S. Jones

STATE OF OREGON,

County of Klamath ss.

August 18, 1977

STATE OF OREGON, County of ss.

Personally appeared

Personally appeared the above named
Ronald A. Jones and
Karen S. Jonesand acknowledged the foregoing instrument to be
voluntary act and deed.

Before me:
Barbara J. Baker
Notary Public for Oregon
My commission expires: 8-18-77

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Jones

GRANTOR'S NAME AND ADDRESS

Harry

GRANTEE'S NAME AND ADDRESS

After recording return for

M.T.C.

NAME, ADDRESS, ZIP

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

Klamath First Federal

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of AUGUST, 1977,

at 12:36 o'clock P.M., and recorded in book M77 on page 15176 or as file/reel number 34333

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

FEE \$ 3.00

By *Hazel Dray*
Recording Officer
Deputy