

WARRANTY DEED

Vol. 11 Page 16060

KNOW ALL MEN BY THESE PRESENTS, That RONALD J. STOCKWELL and SUSAN L. STOCKWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES T. EDEN and SHERI L. EDEN, 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 28 in Block 6 of SECOND ADDITION TO BUREKER PLACE, Klamath County, Oregon.

SUBJECT TO: (1) Taxes for the year 1977-78 are now a lien, but not yet payable. (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. (3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. (4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Bureker Place. (5) An easement created by instrument, including the terms and provisions thereof, dated February 14, 1955; recorded February 25, 1955 in Book 272 at page 437; for perpetual easement over the North 16 feet of the herein described lot for irrigation and/or drainage 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 as set forth above

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 \$41,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 30 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)

Ronald J. Stockwell

Susan L. Stockwell

STATE OF OREGON,

STATE OF OREGON, County of

County of KlamathAugust 30, 1977

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: Lu Nelson  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 2-3-79

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Ronald J. Stockwell

Ronald J. Stockwell

Charles T. Eden

GRANTEE'S NAME AND ADDRESS

After recording return to:  
First National Bank of Oregon  
P.O. Box 1926  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

Until a change is requested all future payments shall be sent to the following address:  
Charles T. Eden  
4631 Bristol Ave  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 30th day of AUGUST, 1977, at 3:30 o'clock P.M., and recorded in book M77 on page 16060 or as file/reel number 34955, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Ingers Deputy

FEE \$ 3.00