

1967/50

KNOW ALL MEN BY THESE PRESENTS, That FRANK W. OHLUND and JANE A. OHLUND, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JANE'S PARADISE ACRES, INC., an Oregon corporation

, 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 6, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof.

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 public rights in Williamson River; Easements and rights of way of record; Reservations, restrictions and conditions shown on the plat and in the dedication of Rainbow Park on the Williamson; Declaration of Conditions and Restrictions, dated September 9, 1964, and recorded September 11, 1964, in Vol. 356 at page 116 of Klamath County, Oregon Deed Records, which said Conditions and Restrictions the grantee takes subject to and covenants and agrees to fully observe, perform and comply with and which shall be appurtenant to and run with the premises herein conveyed; and to real property taxes for the current tax year.

and that

grantor will warrant and forever defend the above granted 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.

However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).^o

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 29th day of May, 1971.

Frank W. Ohlund
Jane A. Ohlund

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named FRANK W. OHLUND and JANE A. OHLUND, husband and wife,

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

Before me: *Samuel H. Smith*

Notary Public for Oregon

My commission expires 3-31-74

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ^o, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Bill Cox
565 S. W. 10th St.
Newport, Or. 97365

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 3.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 17th day of OCTOBER, 1977, at 11:37 o'clock A.M., and recorded in book M77 on page 19789.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Bernetha H. Helock* Deputy