

37552

WARRANTY DEED

VANS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That LETITIA M. ALLEN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEVEN M. BURKE and BETTE B. LEWIS, not as tenants in common, but with right of survivorship, 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:

Tract 21 EXCEPT the East 100 feet, INDEPENDENCE TRACTS, Klamath County, Oregon.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$5,500.00. However, the actual consideration consists of the grantor's interest in the property, which is the whole of the property (including the right of the grantor to the property) and the grantee's interest in the property (including the right of the grantee to the property).

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 31st day of August, 1974; 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)

Letitia M. Allen

STATE OF OREGON,)
County of Klamath) ss.
September 5th, 1974.

Personally appeared the above named
LETITIA M. ALLEN

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

Notary Public for Oregon
My commission expires 11/25/76.

STATE OF OREGON, County of) ss.
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:

Letitia M. Allen
P.O. Box 1957
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS
Keven M. Burke & Bette B. Lewis
P.O. Box 1646
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP
Same

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

Keven M. Burke & Bette B. Lewis
P.O. Box 1546
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 18th day of October, 1977, at 4:34 o'clock P.M., and recorded in book M77 on page 19986 or as file/reel number 37552.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernice L. Litch Deputy
Recording Officer

Fee \$3.00