

40078

WARRANTY DEED

STATE OF OREGON, LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M Page 23705KNOW ALL MEN BY THESE PRESENTS, That Letha M. Lehman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Morris Frederick and Dawn Lea Larson, 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 3, Block 72, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 3, as recorded in the office of the County Recorder of Klamath County, Oregon.

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (Including those set forth in the declarations of restrictions recorded on the 24th day of June, 1965 as Document No. 98476, Vol 362 Page 400. Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effects as though fully set forth herein.)

The foregoing recitation of consideration is true as I verily believe.

(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

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 \$ 2600.00

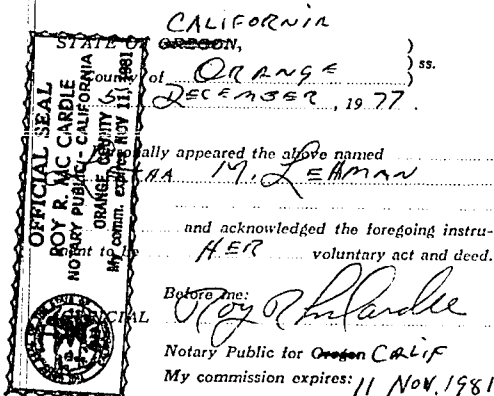
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (H), if not applicable, should be deleted. See ORS 93.030.)

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 5 day of Dec, 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.

Letha M. Lehman

(If executed by a corporation, affix corporate seal)



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:

Letha M. Lehman  
1991 Newport Blvd. Ap. 25  
Costa Mesa, Calif. 92627  
GRANTOR'S NAME AND ADDRESS

Morris Frederick and Dawn Lea Larson  
2022 S.W. Spruce  
Leita Ave, Calif. 92707  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Letha M. Lehman  
1991 Newport Blvd. Ap. 25  
Costa Mesa, Calif. 92627  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Morris F. Larson  
2022 S.W. Spruce  
Leita Ave, Calif. 92707  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 7th day of December, 1977, at 1:03 o'clock P. M., and recorded in book M77 on page 23705 or as file/reel number 40078.

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

Wm. D. Milne

By Bernetha S. Helwick Recording Officer  
Deputy

Fee \$3.00