

1-1-74

42758

WARRANTY DEED

Vol. 78 Page 2305

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. RICHARDSON and JOAN F. RICHARDSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOSEPH W. LEE and GINDEE L. LEE, 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 6 in Block 1, KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

## SUBJECT TO:

1. Statutory powers, including the power of assessment of South Suburban Sanitary District.
2. Statutory powers, including the power of assessment of Klamath Irrigation Dist.
3. Building setback line shown on dedicated plat.
4. Utility easement shown on dedicated plat.
5. Covenants, conditions and restrictions as reserved in plat dedication.
6. Covenants, conditions and restrictions if any, imposed by instrument recorded October 14, 1959 in Volume 316, page 445, Deed Records of Klamath County, Oregon.

(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 THOSE 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 \$33,500.00

~~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 @, 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 31 day of January, 1978; 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)

STATE OF OREGON,

County of KlamathJanuary 31, 1978

Personally appeared the above named

William J. Richardson andJoan F. Richardson,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_

and

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 be-

half 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:

Richardson

GRANTOR'S NAME AND ADDRESS

Lee

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Joseph W. Lee

4007 Kelley Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-

ment was received for record on the

8th day of February, 1978,at 9:42 o'clock A.M., and recordedin book M78 on page 2305 or asfile/reel number 42758,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Recording Officer

By Bernetha Hetch Deputy

Fee \$3.00