

A-29184

FORM No. 623—WARRANTY DEED (Individual or Corporate).

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

1-1-74

47712

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ERNEST J. LICHTLEN AND JOSEPHINE LICHTLEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOYEL R. HOUK AND LAURETTA N. HOUK, 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 3, BLOCK 67, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF KLAMATH COUNTY, OREGON CONSISTING OF 2.63 NET ACRES.

SUBJECT TO PRO RATA TAXES AND/OR EASEMENTS FOR THE FISCAL YEAR 1977/1978, AND THEREAFTER COMING DUE AND ALSO SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS, RIGHTS AND/OR RIGHTS OF WAY, AND FIRST TRUST DEED IN FAVOR OF LICHTLEN, AFFECTING SAID PROPERTY.

THIS DEED IS MADE AND ACCEPTED UPON THE COVENANTS AND CONDITIONS SET FORTH IN THE DECLARATION OF RESTRICTIONS RECORDED AS DOCUMENT NO. 404, ON JUNE 24, 1965 IN VOL. 362 OF DEEDS AT PAGE 400, IN THE OFFICE OF THE KLAMATH COUNTY RECORDER, ALL OF WHICH ARE INCORPORATED HEREIN BY REFERENCE TO SAID DECLARATION WITH THE SAME EFFECT AS THOUGH FULLY SET FORTH HERFIN.

(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 \$..... 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 25th day of April, 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 CALIFORNIA

County of Monterey

April 28, 1978

Personally appeared the above named Ernest J. Lichtlen and Josephine Lichtlen

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Dec 15, 1980

Ernest J. Lichtlen
Josephine Lichtlen

STATE OF OREGON, County of Klamath

Personally appeared Ernest J. Lichtlen and Josephine Lichtlen, 1978;

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Doyel R. Houk
General Delivery
Bonanza, Oregon 97623
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

I certify that the within instrument was received for record on the 8th day of May, 1978, at 11:16 o'clock A.M., and recorded in book M78 on page 9311 or as file/reel number 47712, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Benetha H. Delo Deputy Recording Officer

Fee \$3.00