

71A38-14813

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

49290

WARRANTY DEED

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

Vol. M78 Page 11621

KNOW ALL MEN BY THESE PRESENTS, That RICHARD D. HEANEY and GLORIA S. HEANEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD M. LEFLER, 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 7, Block 4, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula Unit No. 2.

2. An easement created by instrument, including the terms and provisions thereof, Recorded : May 10, 1959 Book: 314 Page: 673

In favor of : Klamath County For : Highway purposes over this and other property.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$2,800.00

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 13<sup>th</sup> day of May, 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~~ CALIFORNIA } ss.  
County of Imperial  
May 13, 1978

Personally appeared the above named  
Richard D. Heaney and Gloria  
S. Heaney

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for ~~OREGON~~ California  
My commission expires: Nov 16 1979

STATE OF ~~OREGON~~ CALIFORNIA } ss.  
County of Imperial  
May 13, 1978

Personally appeared Richard D. Heaney and Gloria S. Heaney, 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

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Richard D. Heaney, et ux  
33861 Linda Vista Lane  
Lake Elsinore, CA 92330  
GRANTOR'S NAME AND ADDRESS

Donald M. Lefler  
P.O. Box 517  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald M. Lefler  
P.O. Box 517  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

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

Donald M. Lefler  
P.O. Box 517  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
31st day of May, 1978,  
at 3:58 o'clock P.M., and recorded  
in book M78 on page 11621 or as  
file/reel number 49290  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer  
By Bernice Shelsch Deputy

Fee \$3.00