

49603

MTC 6541-14  
WARRANTY DEED

Vol. M78 Page 12065

KNOW ALL MEN BY THESE PRESENTS, That

VERA L. CHASE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. WILLARD CEDARLEAF and TERRY D. CEDARLEAF, 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:

The Easterly 89 feet of Lot 14 in Block 5, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 25 feet thereof; ALSO EXCEPTING THEREFROM the Easterly 5 feet thereof, conveyed for road purposes.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of Enterprise Irrigation District.
3. Taxes including the current fiscal year have been assessed with Veteran's Exemption.
4. Reservations and restrictions as contained in Deed recorded September 31, 1937 in Volume 111, page 461.

(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 set forth above and apparent upon the land,

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 \$12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 6 day of June, 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)

Vera L. Chase

STATE OF OREGON,

County of Klamath } ss.  
June 6, 1978

Personally appeared the above named  
Vera L. Chase

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

(OFFICIAL SEAL)

Before me,  
Jay Blubach  
Notary Public for Oregon

My commission expires: 8-23-88

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 \_\_\_\_\_

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)

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 6th day of JUNE, 1978, at 4:22 o'clock PM., and recorded in book M78 on page 12065 or as file/reel number 49603.

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

WM. D. MILNE

Recording Officer  
By \_\_\_\_\_ Deputy

FEE \$ 3.00