

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ANNE O. STEPHENS and ERNEST F. STEPHENS, her husband, of Klamath County, State of Oregon, in consideration of Ten and no/100 (\$10.00) Dollars, to them paid by RALPH M. OVGARD and HARVEY J. OVGARD, as joint tenants, of Klamath County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the said RALPH M. OVGARD and HARVEY J. OVGARD, as joint tenants, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

Lot 7, Tract A, Frontier Tracts, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property.

The grantees herein do not take title in common but with the right of survivorship, that is that the fee shall vest in the survivor of the grantees.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said RALPH M. OVGARD and HARVEY J. OVGARD, as joint tenants, their heirs and assigns forever. And ANNE O. STEPHENS and ERNEST F. STEPHENS, her husband, grantors above named, do covenant to and with RALPH M. OVGARD and HARVEY J. OVGARD, grantees above named, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free and clear from all encumbrances, except as above stated, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

(1-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

12467

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands this 25 day of April, 1961.

Anne O. Stephens

Ernest F. Stephens

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

April 25, 1961.

Personally appeared ANNE O. STEPHENS and ERNEST F. STEPHENS, her husband, grantors above named, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

R. B. Chilcote

Notary Public for Oregon

My Commission Expires: 1-12-62

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

on the 12th day of June A. D. 1978 at 1:41 clock PM., and

fully recorded in Vol. M78, of Deeds on Page 12466

Wm D. MILNE, County Clerk

By Barbara J. Detrich

Fee \$6.00

Return to:

H.F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

(2-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

SEND TAX STATEMENTS TO:
RALPH W. OVGARD, 1939 Ward, Klamath Falls, Oregon