

50269

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ARTHUR W. LAPSLAY and KAREN M. LAPSLAY, as tenants by the entirety,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS JAMES ESTLING and SUSAN CHRISTINE ESTLING, as tenants by the enti
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point 350 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence running East 238 feet; thence North 50 feet; thence West 238 feet, thence South 50 feet to the point of beginning.

(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,
easements or restrictions of record, common to the area or apparent
on the face of the land.

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 \$56,100.00.
 (Handwritten X marks throughout the line)

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 19th 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,
 enter corporate seal)

STATE OF OREGON,
 County of Klamath } ss.
 JUNE 19, 1978

Personally appeared the above named
 Arthur W. and Karen M.
 Lapsley

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

Before me: *Donald V. Ream*
 (OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires: 11/12/78

Arthur W. and Karen M. Lapsley
 2919 Summers Lane
 Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Thomas James and Susan Christine
 Estling, 190 W. Beverly Pt.
 Tracy, CA 95376
 GRANTEE'S NAME AND ADDRESS

Thomas James and Susan Christine Estling
 190 W. Beverly Pt.
 Tracy, CA 95376
 NAME, ADDRESS, ZIP

Shasta Branch Klamath First Federal
 Savings & Loan Association
 NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
) 19)

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:

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires:

STATE OF OREGON,) ss.
 County of Klamath)

I certify that the within instrument was received for record on the
 19th day of June, 1978, at 1:21 o'clock P.M., and recorded
 in book M78, on page 13036, or as
 file number 50269, Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. Milne, Recording Officer
 By *Brenton D. Stoch*, Deputy

Fee \$3.00