

1-174

50269

WARRANTY DEED

Vol. m78 Page 13036

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR W. LAPSLEY and KAREN M. LAPSLEY, 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 entirety 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:

A parcel of land situated in the SW1/4 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.

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, affix corporate seal)

Arthur W. Lapsley
Karen M. Lapsley

STATE OF OREGON,
County of Klamath
JUNE 19, 1978

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____

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

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

_____, 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 be-
half 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: 11-12-78

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Arthur W. and Karen M. Lapsley
2919 Summers Lane
Klamath Falls, OR 97601

Thomas James and Susan Christine
Estling, 390 W. Beverly Pl.
Tracy, CA 95376

After recording return to:
Thomas James and Susan Christine Estling
390 W. Beverly Pl.
Tracy, CA 95376

NAME, ADDRESS, ZIP
SHASTA BRANCH KIAMATH FIRST FEDERAL
SAVING & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instru-
ment was received for record on the
19th day of June, 1978,
at 3:21 o'clock P.M., and recorded
in book M78 on page 13036 or as
file, reel number 50269.

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

Wm. D. Milne
Recording Officer
By _____ Deputy

Fee \$3.00