

1-1-74

50711

WARRANTY DEED

Vol. 478 Page 13698



KNOW ALL MEN BY THESE PRESENTS, That JOSEPH W. LANCE and DOROTHY M. LANCE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH W. GREEN, a married man, 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:

Lots 3 and 4, Block 9, BUENA VISTA ADDITION to the City of Klamath Falls, less the Northerly 90 feet of said Lots 3 and 4, Block 9, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Said Northerly 90 feet includes that portion of vacated Oregon Avenue lying along the Northerly boundary of said Lots 3 and 4.

(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 excepting easements and restrictions and rights of way of record and those apparent on 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 \$ 10,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 sentence between the symbols ①, 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 12th 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)

Joseph W. Lance
Dorothy M. Lance

STATE OF OREGON,)
County of Klamath) ss.
June 12, 1978

STATE OF OREGON, County of) ss.
1978

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

Personally appeared the above named Joseph W. and Dorothy M. Lance

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 2-9-82

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Joseph W. & Dorothy M. Lance
7655 Hilyard
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Joseph W. Green
P. O. Box 1915
Eugene, OR 97440

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph W. Green
P. O. Box 1915
Eugene, OR 97440

NAME, ADDRESS, ZIP

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

Joseph W. Green
P. O. Box 1915
Eugene, OR 97440

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 26 day of June, 1978, at 3:47 o'clock P. M., and recorded in book M78 on page 13698 or as file/reel number 50711, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha D. Delich Deputy
Recording Officer

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$3.00

75 JUN 28 PM 3 47