

50955

WARRANTY DEED

STEVENS-NEER LAW PUBLISHING CO., PORTLAND, ORE. 97204

Vol. M78Page 14059KNOW ALL MEN BY THESE PRESENTS, That Frances Bates

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary Beth Hovland and Harry D. Leach, Jr., each as to an undivided one-half interest, 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 S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.
Subject, however, to the following:
1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement for adjoining property owners for a joint user roadway and all other roadway purposes over and across the property herein conveyed as disclosed by deed recorded January 9, 1969 in M-69 at page 255, Microfilm Records.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 3,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols \textcircled{O} , 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 day of May, 1976; 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)

Frances Bates

CALIFORNIA

STATE OF OREGON

County of VENTURA } ss.
May 17, 19 76

Personally appeared the above named
Frances Bates

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

Notary Public for XXXX California

My commission expires:

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
29th day of June, 19 78,
at 3:10 o'clock PM., and recorded
in book M78 on page 14059 or as
file/reel number 50955
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer
By Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary Hovland
114 Blue Ash Ct
Encinitas, Ca. 92024

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

OFFICIAL SEAL
SHARON A. CONKRIGHT
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
Commission Expires Nov. 20, 1978



(OFFICIAL SEAL)