

54058

WARRANTY DEED

Vol. 78 Page 18896

KNOW ALL MEN BY THESE PRESENTS, That DONALD M. CLARK, SHIRLEY L. CLARK and MERLE A. CLARK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. AXE and DOLORES J. AXE, husband & wife, 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:

Lot 27, Sportmans Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Agreement dated January 25, 1924, recorded February 15, 1924 in Vol 63, page 460, records of Klamath County, Oregon pertaining to regulation of water levels of Upper Klamath Lake, Reservations, Restrictions and rights-of-way of record or apparent on the face of the land.

(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 those as set forth above

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 \$ 18,500.00

~~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 [Ⓢ], 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 24th day of August, 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)

STATE OF OREGON,

County of Klamath

August 24, 19 78.

Personally appeared the above named
Donald M. Clark, Shirley L.
Clark and Merle A. Clark

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of _____) ss.

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 _____,

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Clark

GRANTOR'S NAME AND ADDRESS

Axe

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. John R. Axe
Rt. 3, Box 301
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
25th day of AUGUST, 19 78,
at 11:20 o'clock A.M., and recorded
in book M 78 on page 18896 or as
file/reel number 54058

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel D. Milne, Deputy
Recording Officer

FEE \$ 3.00