

MT 6903 MV

STUBBS NEWS LAW FIRM CO. PORTLAND, ORE.
12296

55575

KNOW ALL MEN BY THESE PRESENTS, That

LYNETTE M. MCREYNOLDS

do grantor paid by JEFFREY VAN HORN and PHUONG VAN HORN, hereinafter called the grantor, for the consideration hereinafter stated, 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 North 70 feet of Lot 25 in Block 6 of INDUSTRIAL 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.

SUBJECT TO:

1. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the parts unto the said grantor 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

and that grantor will warrant and forever defend the above granted 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 \$ 7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 7th day of September, 1976.

Lynette M. McReynolds

September 7, 1976

STATE OF OREGON, County of Klamath
Personally appeared the above named

) ss.
Lynette H. McReynolds

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

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires 3-21-77

(OFFICIAL SEAL)

NOTE: The notations between the brackets [] are not obligatory, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of September, 1978, at 11:21 o'clock AM., and recorded in book M78 on page 21296 or as file/reel number 55574. Record of Deeds of said county. Witness my hand and seal of County aforesaid.

Wm. D. Milne

Recording Officer

By *Bernard H. Hetch* Deputy

Fee \$3.00