

55943

HABSBURY 5883

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KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH B. PHELPS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELIZABETH B. PHELPS and DONALD W. PHELPS, hereinafter called the grantees, does hereby grant, convey, sell and convey with the said grantor 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 18, Block 55 Clatsop Falls Forest Estates High 66 Unit, Plat No. 2, as recorded in the office of the County Recorder of Klamath County, Oregon consisting of 2.30 net acres and 1.44 gross acres.

Subject to pre-emption of taxes and/or assessments for the fiscal year 1985-1986, and thereafter coming due and also subject to all conditions, restrictions, covenants, easements, exceptions, rights and/or rights of way, affecting said property.

OR 93-030 (SUFFICIENT) CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the said premises unto the said grantees and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees 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 said premises and every part and parcel thereof against the lawful claims and demands of all persons who may hereafter, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00

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 brackets (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and in the construction of the deed, 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 2nd day of OCTOBER, 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.

Witnessed by a notary public, after signature of the grantor.

STATE OF OREGON,
Klamath
OCTOBER 2, 1978

Personally appeared the above named ELIZABETH B. PHELPS and DONALD W. PHELPS

and acknowledged to me for being instruments to be given to the said grantees and grantee's heirs, successors and assigns.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 4/30/80

STATE OF OREGON, County of Klamath) 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

ELIZABETH PHELPS
3993 OLD SUN AVE 130
RIVERSIDE CALIFORNIA 92501

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of October, 1978, at 11 o'clock P.M., and recorded in book 776 on page 21864 or as file/real number 55943, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ms. D. Miller
Recording Officer
Deputy

Fee \$3.00