

1-1-74

57838

WARRANTY DEED

Vol. 178

Page

24836

7A 261

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary. Nyland and Nancie A. Nyland, husband and 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 Five (5), Block Five (5), Jack Pine Village, according to the official plat thereof on file with the County Clerk of Klamath County and subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-69, Page 3870, Deed 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: Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of Record, if any.

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 \$ 2300.00

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 12th day of October, 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.

Betty Jane Ahern

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Deschutes) ss.
October 12, 1976

Personally appeared the above named
Betty Jane Ahern

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 12/23, 1982

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

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:

Betty Jane Ahern	
Star Rt. 2, Box 42	
La Pine, Oregon 97739	
GRANTOR'S NAME AND ADDRESS	
Gary Nyland et ux	
2788 Castle Dr.	
Springfield, Ore. 97477	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Ahern Realty	
Star Rt. 2, Box 42	
La Pine, Oregon 97739	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Gary Nyland et ux	
2788 Castle Dr.	
Springfield, Ore. 97477	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 2nd day of November, 1978, at 3:36 o'clock P. M., and recorded in book M78 on page 24836 or its file/reel number 57838, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Wm. B. Milne
By *Bernice S. Sellsch* Recording Officer Deputy

Fee \$3.00

770 NOV 2 PM 3 35