

1-1-74

59221

WARRANTY DEED

Vol. 1178 Page 27191



KNOW ALL MEN BY THESE PRESENTS, That..... Bernard J. Moran and Marilyn Moran,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Preston Neal

Shelton and Judy Shelton, 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:

Lots 2 & 3 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Liens and assessments of Lakewood Heights District Improvement Company.

2. Reservations and restrictions in deed from C.F.O'Loughlin and Mary E. O'Loughlin, husband and wife, to Henry O. Solie and Ragna B. Solie, husband and wife, dated June 30, 1943, recorded February 26, 1945, on page 473 of Volume 173 of Deeds, as follows: "... Subject to easements, release, rights of way and agreements to California-Oregon Power Company and the California Oregon Power Company, shown in Volume 68 pages 277-281 and Volume 105 pages 226-227, Deed records of Klamath County, Oregon, and subject to restrictions and provisions of plat of said Lakewood Heights, dated November 10, 1938, and recorded on that date in Volume 118 page 475, Deed records of Klamath County, Oregon,

(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 reservations, easements, restrictions, and rights of way, of record and those

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 \$ 67,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (H), 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 30th day of November 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)

Bernard J. Moran
Marilyn Moran

STATE OF OREGON,

County of Klamath

November 30

19 78

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

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)

Personally appeared the above named

Bernard J. Moran and

Marilyn Moran

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

Before me:

Susan K. Karsted

Notary Public for Oregon

My commission expires: 12-6-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

CHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By

Recording Officer

Deputy

27194

and ~~is~~ amended by agreement dated December 23, 1938, and recorded December 30, 1938, in Volume 119 page 410, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

the 4th day of December A. D. 1978 at 11:01 o'clock A.M., an-

July recorded in Vol. M-78, of Deeds on Page 27191

Wm D. MILNE, County Clerk

Fee \$6.00

BY Jacques ne J. Metler