

FRONTIER
TITLE & ESCROW CO.

74064

WARRANTY DEED

Vol. M79 Page 22105

KNOW ALL MEN BY THESE PRESENTS, That DENNIS L. EZELL and JESSIE M. EZELL,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD M. BOURNE and FLORENCE R. BOURNE, 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:

The North half of Lot 8, in Block 2 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable. 2. Reservations and Easements as contained in Deed recorded April 10, 1940 in Volume 128, page 331. 3. Regulations of Klamath Irrigation District. 4. Regulations of South Suburban Sanitary District. Trust Deed recorded November 18, 1976 in Volume M76, page 18408, in favor of Security Savings and Loan Association, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 as set forth above and apparent upon the land,

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 \$ 24,265.50. 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 17th day of September, 1979, 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)

Dennis L. Ezell
Dennis L. Ezell
Jessie M. Ezell
Jessie M. Ezell

STATE OF OREGON,
County of Klamath } ss.
September 17, 1979

Personally appeared the above named Dennis L. Ezell and Jessie M. Ezell

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clifford M. & Florence M. Ezell
7132 Hager Lane
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
17th day of September, 1979,
at 3:13 o'clock P. M., and recorded
in book M79 on page 22105 or as
file/reel number 74064,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. Milne
Recording Officer
By Berntha H. H. Deputy

Fee \$3.50

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