

81451

WARRANTY DEED

Vol. <sup>m</sup> 80 Page 4125

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204



KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. FISHER and RONALD E. PHAIR, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK BEVERLY LENTZ and MICHELINE MARIE LENTZ, 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 21 in Block 13 of Third Addition to The Meadows, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon;

Subject to:

Rules, regulations and assessments of South Suburban Sanitary District;  
 Rules, regulations and assessments of Klamath Basin Improvement District;  
 Rules, regulations and assessments of Meadows District Improvement Company  
 Agreement, including the terms and provisions thereof, by and between Meadows District Improvement Co., et al and Klamath Irrigation District, dated April 13, 1976, recorded April 14, 1976, Vol. M76 page 5337, Deed Records of Klamath County, Oregon.  
 Easement, and interest of the United States and Klamath Irrigation District, as reserved in instrument recorded December 19, 1977, Deed Volume M77 page 23889, records of Klamath County, Oregon.  
 Reservations and restrictions in the dedication of Third Addition to The Meadows.

Subject to all other reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

CHARLES A. FISHER and RONALD E. PHAIR

GRANTOR'S NAME AND ADDRESS

JACK BEVERLY LENTZ and MICHELINE MARIE LENTZ, husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr & Mrs Jack Lentz  
 9416 Blackberry Ct  
 Klamath Falls, Ore 97601

NAME, ADDRESS, ZIP

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

Department of Veterans  
 1225 Terry St. S.E.  
 Salem, Ore 97310

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.

By \_\_\_\_\_

Recording Officer

Deputy.

SPACE RESERVED  
 FOR  
 RECORDER'S USE

201 MAR 14 PM 3:14

[illegible]

STATE UNIVERSITY OF NEW YORK

[illegible]

2007-08-16

To Have and to Hold the same unto the said grantees 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 hereinabove set forth; and

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 \$ 45,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 1 (The same as the contract, if not applicable should be marked 5=0.03=0.00)

*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 14 day of March, 1980; 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)

STATE OF OREGON, )  
County of Klamath. ) ss

Personally appeared the above named CHARLES A. FISHER and RONALD E. PHAIR

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.  
Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 1/24

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 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

I hereby certify that the within instrument was received and filed for record on the 4th day of March A.D., 1980 at 3:14 o'clock P.M., and duly recorded in Vol. 880 of Deeds on Page 4125.

FEE \$7.00

WM. D. MILNE, County Clerk

By Berntha L. Ketch Deputy