

04-11812 T/A 38-21500

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

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

WARRANTY DEED

Vol. M80 Page 7146

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM C. RANSOM and JAMES H. PATTON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA C. STEVENSON

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 12 in Block 2, Tract No. 1120, SECOND ADDITION TO EAST HILLS ESTATES

## SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Basin View Drainage District and Sunset Lighting District.
2. Restrictions as shown on the recorded plat of Tract No. 1120, Second Addition to East Hills Estates.
3. Covenants, easements and restrictions imposed by instrument, including the terms thereof, recorded February 16, 1977 in Book M-77 page 2856.

(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 hereinabove

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 \$ 13,000.00

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 15th day of April, 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  
April 15th, 1980

Personally appeared the above named  
William C. Ransom and  
James H. Patton

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

Before me:

(OFFICIAL SEAL)

Susan K. Karach

Notary Public for Oregon

My commission expires: 12-6-81

STATE OF OREGON, County of

, 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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 1980, at 11:19 o'clock M., and recorded in book M80 on page 7146 or as file/reel number 83277

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Bernice H. Hetch Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KREISL  
540 Main

NAME, ADDRESS, ZIP

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

KREISL  
540 Main

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE