

WARRANTY DEED

Vol. M80 Page 12225

KNOW ALL MEN BY THESE PRESENTS, That Howard E. Arney and Betty M. Arney

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gene E. LaDou and Louise E. LaDou, 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 52 in Block 12, as shown on the map entitled "FIRST ADDITION TO KLAMATH FOREST ESTATES," filed in the office of the County Clerk, Klamath Falls, Oregon

SUBJECT TO:

- 1. Utility easements as delineated on the recorded plat along East and West 8 feet and north 16 feet.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

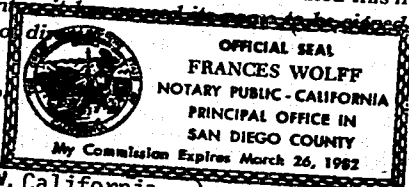
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above and apparent upon the land.

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 \$4,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 26th day of June, 1980; if a corporate grantor, 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 California ss.
County of San Diego
June 26, 1980

STATE OF OREGON, County of _____ ss.
_____, 19____

Personally appeared the above named Howard E. Arney and Betty M. Arney

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

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: Frances Wolff
(OFFICIAL SEAL)
Notary Public for California
My commission expires: _____

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Mr. & Mrs. Howard E. Arney
c/o 11519 Woodside Avenue
Lakeside, California 92040
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gene E. LaDou
c/o 1779 East Main Street
El Cajon, California 92021
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Gene E. LaDou
1779 East Main Street
El Cajon, California 92021
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 2nd day of July, 1980, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M80 on page 12225 or as document/fee/file/instrument/microfilm No. 86360. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
NAME TITLE
By Barbara A. Fletcher Deputy

1980 JUL 2 AM 10 19