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86389

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONALD S. YORK and EDNA M. YORK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUNE E. JONES, 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 43, in Block 18, as shown on map entitled "OREGON PINES" filed Juen 30, 1969 in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:
1. Terms and provisions as set forth in Articles of Association of Oregon Pines Property Owners, recorded April 28, 1971 in Volume M71, page 3698, and amendment thereto recorded August 4, 1971 in Volume M71, page 8194, Klamath County Microfilm Records. 2. Covenants, easements and restrictions, imposed by instrument recorded August 4, 1971, in Volume M71, page 8196.

(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 \$ 1,500.00

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 30 day of June, 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)

Donald S. York
Edna M. York

STATE OF OREGON, Washington)
County of Klamath) ss.
June 30, 1980

STATE OF OREGON, Washington)
County of Klamath) ss.
June 30, 1980

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.

Personally appeared the above named Donald S. York and Edna M. York

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

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

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:
June E. Jones
8229 S.E. 74th
Portland, Or. 97206
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 instrument was received for record on the 2nd day of July, 1980, at 2:37 o'clock P.M., and recorded in book/reel/volume No. M80 on page 12253 or as document/fee/file/instrument/microfilm No. 86389 Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
By Bernetha A. Heloch Deputy