

1-1-74

WARRANTY DEED

Vol. M80 Page 13111

86927

KNOW ALL MEN BY THESE PRESENTS, That DONALD M. LEFLER AND PHYLLIS E. LEFLER  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. MCGOVERN  
AND KAREN J. MCGOVERN, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
Lot 11, Block 3, Tract 1155, Twin River View in the county of Klamath, state of  
Oregon 97624.

Subject, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Twin River View.
2. Covenants, easements and restrictions, but omitting restrictions, in any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof,  
Recorded : June 29, 1978 Book: M-78 page 14053
3. Reservations of "all ores and minerals of any nature whatsoever", as set forth in Warranty Deed,  
Dated : December 23, 1970  
Recorded : December 31, 1970 Book: M-70 page: 11478  
From : Weyerhaeuser Company, a Washington Corporation  
To : Weyerhaeuser Real Estate Company, a Washington Corporation  
(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

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 \$ 12,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 July, 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, } ss.  
County of Klamath  
July 15, 1980

Personally appeared the above named Donald M. Lefler and Phyllis E. Lefler, husband and wife

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

Before me:

(OFFICIAL SEAL)

Bonnie M. Kucher

Notary Public for Oregon

My commission expires: 11.5.82

STATE OF OREGON, County of Klamath ) ss.  
7-15, 1980

Personally appeared Donald M. Lefler and Phyllis E. Lefler, 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:

Donald M. & Phyllis E. Lefler  
P.O. Box 517

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

William L. & Karen J. McGovern  
1020 Pacific Terrace

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&C

540 Main

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of July, 1980, at 3:55 o'clock P.M., and recorded in book M80 on page 13111 or as file/reel number 86927, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha Delo Deputy Recording Officer

Fee \$3.50