

KNOW ALL MEN BY THESE PRESENTS, That GARY I. GREEN, JOY H. GREEN, and JAMES M. NUGENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L. D. LAKEY and BEATRICE LAKEY, 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 6, Block 4, WAGON TRAIL ACRES NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.

(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 stated above or those apparent upon the land, if any, as of the date of this deed

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 \$14,800.00. (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 18th 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,

County of _____

July _____, 1980

ss.

Personally appeared the above named GARY I. GREEN, JOY H. GREEN, and JAMES M. NUGENT

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JAMES M. NUGENT

STATE OF OREGON, County of _____ Lane) ss.

July 18, 1980

Personally appeared GARY I. GREEN & JOY H. GREEN and JAMES M. NUGENT who, being duly sworn,

each for himself and not one for the other, acknowledged to me that they executed the foregoing instrument as their voluntary act and deed.

and that the said instrument is the true and correct expression of their intent and that they executed the same for the purposes and consideration therein expressed.

and that they acknowledged said instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 1-8-82

(OFFICIAL SEAL)

Mr. & Mrs. Gary I. Green & James M. Nugent
4002 W. 11th - 37485 Riverside Drive
Eugene, OR 97402 Pleasant Hill, OR 97401

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. L. D. Lakey
164 Gordon Avenue
Tracy, CA 95376

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of July, 1980, at 3:34 o'clock P.M., and recorded in book M80 on page 13944 or as file/reel number 87432.

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

Wm. D. Milne, Recording Officer
By Berntha Hetch Deputy

Fee \$3.50