

1-1-74

91162  
Frontier # 464

## WARRANTY DEED

Vol. M80 Page 19835

KNOW ALL MEN BY THESE PRESENTS, That DAVID LEROY HINCK and IDA LOUISE HINCK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN L. MANN and JOSEPHINE E. MANN, 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 30, Block 1, as shown on the map entitled "SPRAGUE RIVER VALLEY ACRES", as per plat filed April 21, 1969 in Book 18, page 41 in County Clerk's office of Klamath County, State of Oregon.

## SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet due and payable. 2. Reservations and restrictions as disclosed by deed of Tribal Property recorded September 16, 1959 in Volume 315, page 652, Klamath County Deed Records. 3. Reservations and restrictions contained in the dedication of Sprague River Valley Acres. 4. Covenants, easements and restrictions, imposed by instrument recorded April 30, 1969 in Volume M69, page 3171, Klamath County Microfilm Records. 5. Articles of Association recorded April 30, 1969 in Volume M69, page 3174, and amended by instrument recorded May 21, 1976 in Volume M76, page 7574.

(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 \$ 2,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of October, 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)

David L. Hinck  
Ida L. Hinck

STATE OF CALIFORNIA

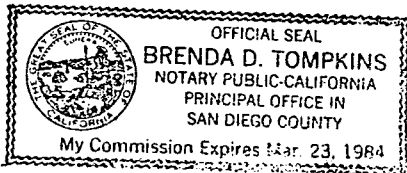
COUNTY OF San Diego } SS.

On October 8, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared David L. Hinck and Ida L. Hinck

known to me to be the person(s) whose name(s) subscribed to the within Instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)



Brenda D. Tompkins  
(Notary Public's Signature)

023200 12-76\* 25 PS Individual Notarial Acknowledgment

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edwin L. & Josephine E. Mann  
5075 Troth Street  
Mira Loma, Ca. 91752

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,

SS.

County of Klamath

I certify that the within instrument was received for record on the 10th day of October, 1980, at 4:02 o'clock P. M., and recorded in book/reel/volume No. M80 on page 19835 or as document/fee/file/instrument/microfilm No. 91162, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
NAME TITLE  
By Kenneth A. Milne Deputy

Fee \$3.50

20  
PM 4 20  
08 OCT 10