

1-1-74

Frontier # 507

WARRANTY DEED

Vol. 480 Page 21220



KNOW ALL MEN BY THESE PRESENTS, That ALBERT E. JONES and BETTY LOU JONES,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD EDWIN MANUEL and DONELLA KAY MANUEL, 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 12 in Block 1 as shown on the map entitled, "Tract No. 1099, ROLLING HILLS", filed in the office of the County Clerk, Klamath County, State of Oregon.

SUBJECT TO:

Restrictions as shown on the recorded plat. Articles of Association of the Rolling Hills Road and Drainage Association recorded October 15, 1974 in Volume M74, page 13469, Klamath County Microfilm Records. Covenants, easements and restrictions, imposed by instrument recorded October 16, 1974 in Volume M74, page 13496, Klamath County Microfilm Records; and amended by instrument recorded October 1, 1975 in Volume M75, page 11919, Klamath County Microfilm Records.

(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 herein 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 \$ 16,000.00.

Ⓢ 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 30th 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)

Albert E. Jones
Betty Lou Jones

STATE OF OREGON,

County of Klamath } ss.
October 30, 1980

Personally appeared the above named Albert E. Jones and Betty Lou Jones

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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

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 be-
half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald Edwin & Donella Kay Manuel
3602 Hilyard
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
31st day of October, 1980,
at 4:18 o'clock P.M., and recorded
in book/reel/volume No. M80 on
page 21220 or as document/fee/file/
instrument/microfilm No. 91987,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Wm. D. Milne

TITLE

By Bernetha A. [Signature] Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE

18
4
31
-100
80