

K-33895

FORM No. 533-WARRANTY DEED (Individual or Corporate)

STEVENESS LAW PUBLISHING CO., PORTLAND, OR. 97204

## WARRANTY DEED

Vol. 1180 Page 23027

93065

KNOW ALL MEN BY THESE PRESENTS, That Harold C. Lacy and Agnes Clara Lacy, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Beverly Grace Jackson, 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:

Lots 8 and 9 in Block 121, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk 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:

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service (continued on reverse) 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 \$ 56,000.00. 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 21st day of November, 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 Klamath  
November 21, 1980.

Personally appeared the above named  
Harold C. Lacy and Agnes Clara Lacy

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Lacy

GRANTOR'S NAME AND ADDRESS

Jackson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Beverly Grace Jackson  
2024 California Avenue  
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 \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

B:

TITLE

Deputy

78088

23028

EXCEPTIONS CONTINUED:

2. Provisions and restriction in deeds to the State of Oregon, by and through its State Highway Commission, recorded April 1, 1957 in Volume 290 page 533 and 535 and recorded April 12, 1957 in Volume 291, page 184 Deed Records of Klamath County, Oregon. Affects additional property.
3. Trust Deed, including the terms and provisions thereof executed by Harold C. Lacy and Agnes Clara Lacy, husband and wife, as grantors, to William Sisemore, as trustee for Klamath First Federal Savings & Loan Association, as beneficiary, dated November 17, 1978, recorded December 18, 1978 in Volume M78, page 28195, Mortgage Records of Klamath County, Oregon, to secure the payment of \$44,800.00, which said Trust Deed is being assumed by grantee.

FORM No. 139—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 21st day of November, 1980 personally appeared Harold C. Lacy who, being duly sworn (or affirmed), did say that he is the attorney in fact for Agnes Clara Lacy and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

*Mildred D. Lewis*  
(Signature)  
Notary Public for Oregon  
My Commission expires: 7/19/82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at \_\_\_\_\_  
his 26th day of NOVEMBER A. D. 1980 at 3:36 o'clock P.M., and  
duly recorded in Vol. M80, of DEEDS on Page 23027  
FEE \$ 7.00

W. D. MILNE, County Clerk

*Jacqueline J. Mettler*