

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TIMOTHY D. HICKS and JUDY R. HICKS, aka JUDY HICKS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY JORDAN and EMILY C. JORDAN, husband and wife, 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 48 of CASITAS, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; contracts and agreements with the United States of America and Klamath Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches, laterals or canals heretofore conveyed or used in connection therewith; rules, regulations and assessments of South Suburban Sanitary District.

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 above set forth

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 \$ 10,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 7 day of June, 1976; 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)

Timothy D. Hicks
Judy R. Hicks

STATE OF OREGON,
County of Klamath } ss.
June 7, 1976.

Personally appeared the above named TIMOTHY D. HICKS and JUDY R. HICKS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-5-79

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

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 _____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Timothy D. & Judy R. Hicks
General Delivery
Boardman, Oregon
GRANTOR'S NAME AND ADDRESS

Harry & Emily C. Jordan
GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSTL
540 Main

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of November, 1980, at 3:49 o'clock P.M., and recorded in book N80 on page 23049 or as file/reel number 93080
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk
By Jacqueline M. Milne Recording Officer
Deputy

Fee \$ 3.50