

94516

38-23108

WARRANTY DEED

Vol. m81 Page 349

KNOW ALL MEN BY THESE PRESENTS, That
JAMES H. LANE and SHARON ANNETTE LANE, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JONATHAN M. LEPLEY
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the South line of Home Avenue 200 feet East
from the Southeast corner of its intersection with Division Street; thence
Southerly at right angles to Home Avenue to the North line of the alley
running through Block 123; thence Easterly along the North line of said
alley 50 feet; thence Northerly 120 feet to the South line of Home Avenue;
thence Westerly along the Southerly line of Home Avenue 50 feet to the
point of beginning, being a part of Lot 355, Block 123, Mills Addition to
the City of Klamath Falls, Oregon, according to the duly recorded plat
thereof on file in the office of the County Clerk of Klamath County, Oregon,
EXCEPTING THEREFROM that portion lying within the U.S.R.S. Diversion
Canal.

(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, easements or restrictions of record, or easements and restrictions
common to the area or apparent on the face of 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 \$ 30,000.00

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 7th day of January, 1981;
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)

James H. Lane
Sharon Annette Lane

STATE OF OREGON,

County of Klamath } ss.
January 7, 1981

Personally appeared the above named
JAMES H. LANE and SHARON ANNETTE
LANE

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 2-28-1981

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 _____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

James H. and Sharon Lane
617 N. Alameda
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Jonathan M. Lepley
543 Conger
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
U.S. Bank
740 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Residential Property Finances
P.O. Box 4412
Portland, Oregon 97205
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
9th day of January, 1981,
at 9:12 o'clock A.M., and recorded
in book/reel/volume No. M81 on
page 349 or as document/fee/file/
instrument/microfilm No. 94516,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Sumetha Adetich Deputy