

1-1-74

K 34355

98320

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mildred T. Manning

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George Harold Manning and Charlene Marie Manning, husband and wife, as to undivided 1/2 interest, hereinafter called interest and James Frank Manning, as to an undivided 1/2 interest, 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 20 in Block 6 of Lenox, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Rules, regulations, and assessments of West Side Sanitary District;

(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

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 \$13,000.00

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 (1), 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 9th day of April, 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.

Mildred T. Manning

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 9, 1981.

STATE OF OREGON, County of) ss.
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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

Personally appeared the above named Mildred T. Manning

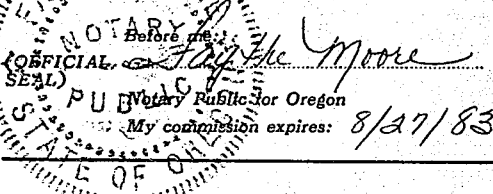
and acknowledged the foregoing instrument to be her voluntary act and deed.

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:



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. George Manning
3659 Flint St
K Falls
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 13th day of April, 1981, at 3:46 o'clock A.M., and recorded in book/roll/volume No. M81 on page 6623 or as document/fee/file/instrument/microfilm No. 98320, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Beihn County Clerk
NAME TITLE
By Debra G. Deputy

Fee \$3.50

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