

1-1-74

2100

WARRANTY DEED

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12731

KNOW ALL MEN BY THESE PRESENTS, That LILLIAN LEE, a widow,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRELL JAMES LEE and JEFFREY LYNN LEE, 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:

N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 30 South, Range 12 East of the Willamette Meridian
Except reservation, restrictions, rights of way of record and those apparent of the land.

RESERVING unto LILLIAN LEE, the Grantor, a life estate in said property.

(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 \$ NONE
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 5th day of July, 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.

X Lillian Lee
LILLIAN LEE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 5th, 19 81.

Personally appeared the above named
LILLIAN LEE

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

Notary Public for Oregon
My commission expires: 9-1-83

STATE OF OREGON, County of) ss.
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Personally appeared 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:

LILLIAN LEE
Route 1, Box 30
Bonanza, OR 97623

DARRELL JAMES LEE and
JEFFREY LYNN LEE

After recording return to:
QUENTIN D. STEELE, Atty. at Law,
133 N. Fourth St.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
LILLIAN LEE
Route 1, Box 30
Bonanza, OR 97623

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 15th day of July, 1981, at 2:23 o'clock P.M., and recorded in book M81 on page 12731 or as file/reel number 2100, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bihn County Clerk
Recording Officer
By Bernetha J. Kitch Deputy
Fee \$3.50

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