

1-1-74

2898

WARRANTY DEED

Vol. 178/ Page 13959



KNOW ALL MEN BY THESE PRESENTS, That DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE B. STANFIELD and NORA STANFIELD, husband and wife, 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 6, Block 2, TWIN RIVER VIEW, in the County of Klamath, State of 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

SEE ATTACHED EXHIBIT "A"

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 4th 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.

(If executed by a corporation, affix corporate seal)

Donald M. Lefler
Phyllis E. Lefler

STATE OF OREGON,)
County of Klamath) ss.
July 4, 1981

Personally appeared the above named Donald M. Lefler and Phyllis E. Lefler

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

Before me:
(OFFICIAL SEAL) *C. Patka*
Notary Public for Oregon
My commission expires: 11-2-82

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

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Joe B. Stanfield
1505 Madison Street #20
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Joe B. Stanfield
1505 Madison Street #20
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

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.

NAME TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

13960

SUBJECT TO:

1. Reservations, including the terms and provisions thereof, as set forth in deed recorded June 16, 1958 in Book: 300 at page: 139.
2. Reservation of "all ores and minerals of any nature whatsoever", as set forth in Warranty Deed recorded December 31, 1970 in Book: M-70 at page: 11478.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, Twin River View.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 29, 1978 in Book: M-78 at page: 14053.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 5th day of August A. D. 19 81 at 10:45 o'clock A., and
duly recorded in Vol. M81, of Deeds on Page 13959.

EV. LYN BIEHN, County Clerk
By Bernetha J. Latack

Fee \$7.00