

5379

MTC-10654-K WARRANTY DEED

Vol. 111 Page 17982

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM A. MARSH and ROBERTA M. MARSH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY A. LEDBETTER and JEANNE M. LEDBETTER, 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 3 in Block 65, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
 2. Reservations as contained in plat dedication, to wit:
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent to Highway 66 and to all easements and reservations of record."
 3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 24, 1965, in Volume 362, page 400, Deed Records of Klamath County, Oregon. and 4. Subject to Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3 Road Maintenance Association.
- (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 as stated above and those apparent upon the land, if any, as of the date of this deed

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 \$8,500.00

~~However, the actual consideration consists of the value of the property given by the grantee, which is the whole or part of the consideration paid for this transfer.~~

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 23rd day of September, 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)

STATE OF ~~OREGON~~ NEW MEXICO)
County of Bernalillo) ss.
September 23, 19 81

Personally appeared the above named WILLIAM A. MARSH and ROBERTA M. MARSH, husband and wife

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

Before me:

(OFFICIAL SEAL)

PUBLIC

Notary Public for Oregon

My commission expires: 7-7-84

Mr. & Mrs. William A. Marsh c/o W. A. Marsh, Jr.
10108 Menavi NE Apt. M 21 4492 Mt. Herbert Avenue
Albuquerque, NM 87112 San Diego, CA 92117

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jimmy A. Ledbetter
10203 Lanett
Whittier, CA 90604

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

WILLIAM A. MARSH

ROBERTA M. MARSH

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

, 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:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of October, 19 81, at 12:53 o'clock P.M., and recorded in book M81 on page 17982 or as file/reel number 5379

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

Fee \$4.00