

9270

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 128 Page 2073

KNOW ALL MEN BY THESE PRESENTS, That TEDDY L. LANDRUM and RUTH LANDRUM, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL D. STANFIELD and NORMA J. STANFIELD, 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 12, Block 20, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Recital as contained in plat dedication, to wit: "Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Covenants, conditions, and restrictions as contained in a Declaration recorded July 12, 1963, in Volume 346 of Deeds, page 473, Deed Records of Klamath County, Oregon
3. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, 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 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,700.00

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 18th day of February, 1982; 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)

*Teddy L. Landrum*  
TEDDY L. LANDRUM

*Ruth Landrum*  
RUTH LANDRUM

STATE OF OREGON, County of Klamath } ss.  
February 18, 1982

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 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Mr. & Mrs. Teddy L. Landrum  
P.O. Box 617  
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Carl D. Stanfield  
P.O. Box 735  
Chiloquin, OR 97624

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

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 18 day of Feb., 1982, at 11:46 o'clock AM, and recorded in book M 82 on page 2073 or as file/reel number 9270

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Bishn County Clerk  
By *[Signature]* Recording Officer  
Fee \$4.00 Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

MOUNTAIN TITLE COMPANY