

8884021

MTC 11755

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GEORGIA J. LEHNE and GARY L. LEHNE, tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GROVER C. KING and MARGARET L. KING, 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 49 in Block 15, 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.

- continued on the reverse side of this deed -

(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 on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 4,000.00

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 29th day of October, 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)

GARY L. LEHNE as attorney-in-fact for GEORGIA J. LEHNE
GARY L. LEHNE

STATE OF OREGON, } ss.
County of Klamath
October 29, 1982

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 _____

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.

(OFFICIAL SEAL)

Personally appeared the above named GARY L. LEHNE, for himself and as attorney-in-fact for GEORGIA J. LEHNE

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

Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

Georgia J. Lehne and Gary L. Lehne
P.O. Box 281
Branan, OR 97623
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Grover C. King
P.O. Box 164
Branan, OR 97623
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, } 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 _____ on page _____ or as file/rec. number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

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, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon.
3. Assessments, if any, 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 8 day of Nov A.D. 19 82 at 3:26 o'clock P.M.,

duly recorded in Vol. M82, of Deeds on c. 14885

Fee \$8.00

EV. LYN BIEHN, CLERK

By [Signature]

[Faint, mostly illegible text from the reverse side of the deed is visible through the paper. It appears to contain a large block of text, possibly a deed description or a declaration, but the words are too light to transcribe accurately.]