

24879

WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NATHAN E. ALBERTSON, husband and wife, _____, hereinafter called and LYLE G. ALBERTSON, as to a $\frac{1}{2}$ undivided interest each _____, 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 in Block 8 KLAMATH FOREST ESTATES.

SUBJECT, however, to the following:

SUBJECT, however, to the following:

1. Reservations, including the terms and provisions thereof, contained in deed from United States of America to James F. Coburn, et al., dated June 8, 1959, recorded June 11, 1959 in Book 313, page 275, Deed Records of Klamath County, Oregon, as follows: Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States.

(Continuation of this description, see reverse)

(for continuation of this description, see reverse)

(for continuation of this description on reverse side)
(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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that
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 noted
of record as of the date of this deed and those apparent upon the land, if any, as of the
date of this deed; and that
part and parcel thereof against the lawful claims

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 \$ 1,995.00
 The true and actual consideration consists of or includes other property or value given or promised which is
 (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)
 the whole consideration (and none of it). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)
 part of the consideration (and none of it). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)
 constructing this deed and where the context so requires, the singular includes the plural and all grammatical
 and to individuals.
 JANUARY 1976

The true and actual consideration consists of or includes ~~the sum of~~ \$. If not applicable, should be deleted. See ORS 93.067.
 The whole consideration indicates which. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.067.)
 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.
 This instrument has been duly executed by me, the grantor, on this 1st day of JANUARY, 1976;
 Witness my hand and seal affixed by its officers, duly authorized thereto by

In construing this deed and where the context so requires, the provisions hereof shall be construed to apply equally to corporations and to individuals. Changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. This instrument is made this 1st day of JANUARY, 1976; In Witness Whereof, the grantor has executed this instrument and seal affixed by its officers, duly authorized thereto by its board of directors.

Norman Joe Sevey
 Norman Joe Sevey

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

JANUARY 10, 1976

Personally appeared the above named Norman
Joe Sevey and Lila May Sevey

ment to be ~~their~~ and acknowledged the foregoing instru-
voluntary act and deed.

(OFFICIAL SEAL) *John A. Kalita*
Notary Public for Oregon

Notary Public for Oregon
My commission expires: July 16, 1976

Norman Joe Sevey & Lila May Sevey

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS
Nathan E. Albertson & Lyle G. Albertson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Nathan E. Albertson & Lyle G. Albertson

Nathan E. Albertson
221 Greenwood St.
Junction City, Or 97448
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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

Paul G. Albertson

NAME ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
10 _____

Personally appeared _____, 19_____,
_____ who, being duly sworn,
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 be-
half 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)

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of _____
I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer
Deputy

2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described")

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Forest Estates, including "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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 8th day of June A.D. 19 83 at 3:48 o'clock P.M.

duly recorded in Vol. MB3 of Deeds on o.c. 8945

By EVELYN BIEHN, County Clerk

Fee \$8.00