

1-1-74

38862

WARRANTY DEED

Vol. 1184 Page 11977

KNOW ALL MEN BY THESE PRESENTS, That DANIEL R. LYON and PAMELA S.

LYON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. R. MALDONADO and TESSA MALDONADO, 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:

A parcel of land situated in Section 9, Township 39 South, Range 10, East, W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at a 5/8 inch iron pin marking the Northwest corner of Lot 10, Block 1 of Pine Grove Ranchettes, a duly platted and recorded subdivision; thence South 89° 58' 00" E., 1884.79 feet to a 5/8 inch iron pin which is the point of beginning for this description; thence continuing South 89° 58' 00" E., 208.71 feet to a 1/2 inch iron pin; thence along the east line of said Section 9, South 00° 08' 00" W., 186.46 feet to a 1/2 inch iron pin; thence North 89° 52' 00" W., leaving said Section line, 208.71 feet to a 1/2 inch iron pin; thence North 00° 08' 00" E., 186.10 feet to the point of beginning, containing 0.89 acres more or less.

(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 above stated and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record, and those apparent on the land. 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 \$ 21,888.22

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 ©, 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 day of July, 19 74 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)

DANIEL R. LYON

PAMELA S. LYON

STATE OF OREGON,)
County of Klamath) ss.
July 19 74

STATE OF OREGON, County of Klamath) ss.
July 24 1974

Personally appeared ~~Daniel R. Lyon~~ and ~~Pamela S. Lyon~~ 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

Personally appeared the above named DANIEL R. LYON & PAMELA S. LYON

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

Before me: *Barbara J. Asker*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 12-3-77

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:

Daniel R. & Pamela S. Lyon
3611 Christine Lane
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

P. O. Box 1035
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

ATC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16 day of July, 19 84, at 4:18 o'clock P.M., and recorded in book MS4 on page 11977 or as file/reel number 38862, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By *John L. Smith* Recording Officer
Deputy

Fee: \$4.00