

70350

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS that JANA McCLAIN, JEFF ERLANDSON, and GORDON O. ERLANDSON and ADELLE ERLANDSON as Trustees for LISA ERLANDSON and GORDON ERLANDSON, hereinafter referred to as "Grantors," for the consideration hereinafter stated to Grantors paid by EDDIE L. GRADY and LONA E. GRADY, husband and wife, hereinafter referred to as "Grantees," do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, state of Oregon, described as follows, to-wit:

Lot 6, Block 2, THE HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Right of way for pole and wire lines as recorded August 1, 1942, Deed Volume 149, page 40, records of Klamath County, Oregon.

FURTHER SUBJECT TO: Reservations and restrictions contained in deed from state of Oregon to Rowe F. Kinney and Emma L. Kinney, his wife, dated January 1, 1948, recorded August 27, 1948, in Deed Vol. 224, page 259, records of Klamath County, Oregon, as follows: "Reserving to the state of Oregon all the coal, oil, gas and other minerals in said above described lands, together with the right to prospect for, mine and remove the same."

FURTHER SUBJECT TO: Reservations and restrictions contained in the dedication and shown on the plat of The Highlands. Said reservations contained in the dedication are as follows: "... said plat being subject to: Building setbacks, drainage easements and street plugs as shown on the annexed plat and additional restrictions as provided in recorded protective covenants."

FURTHER SUBJECT TO: Declaration of conditions and restrictions recorded July 3, 1973 in Microfilm records M-73 on page 8466, records of Klamath County, Oregon.

To have and to hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed above, and that Grantors will warrant and forever defend the above 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.

*After recording, sent to Eddie & Grady
Rt 3 Box 39
Chewelah, Wa, 99109*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,950.

IN WITNESS WHEREOF, the Grantors have executed this deed this 11 day of May, 1977.

JANA McCLAIN and
JEFF ERLANDSON

LISA ERLANDSON and
GORDON ERLANDSON

By Gordon O. Erlandson
Gordon O. Erlandson, their
Attorney in Fact

By Gordon O. Erlandson
Gordon O. Erlandson, Trustee

By Adelle Erlandson
Adelle Erlandson, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Gordon O. Erlandson who acknowledged to me that he is the Attorney in Fact for Jana McClain and Jeff Erlandson and Co-Trustee for Lisa Erlandson and Gordon Erlandson, and Adelle Erlandson who acknowledged to me that she is the Co-Trustee for Lisa Erlandson and Gordon Erlandson, and acknowledged the foregoing instrument their voluntary act and deed this 11 day of May, 1977.

[Signature]
Notary Public for Oregon
My Commission expires: 8/31/79

After recording, return to:

Mr. and Mrs. Eddie L. Grady
856 Schilling Circle
Falcon Heights
Klamath Falls, OR 97601

Until a change is requested,
all tax statements shall
be sent to:

Mr. and Mrs. Eddie L. Grady
856 Schilling Circle
Falcon Heights
Klamath Falls, OR 97601

*after recording, send to
Eddie L. Grady
856 Schilling Circle
Falcon Heights
Klamath Falls, OR 97601*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D., 19 87 at 10:53 o'clock A.M., and duly recorded in Vol. M87
of Deeds on Page 587

FEE \$14.00

Evelyn Biehn County Clerk

By [Signature]