

WARRANTY DEED

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13392

KNOW ALL MEN BY THESE PRESENTS, That KEITH L. LANCASTER and ANITA L. LANCASTER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES M. POLSON and EDWINA L. POLSON, 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 of LAMRON HOMES, together with a strip of land 15 feet wide adjacent to and parallel with the South boundary of said Lot, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District.
2. Drain ditch over the southerly 15 feet of the herein described property.
3. Building setback line 15 feet from Sturdivant Avenue as shown on dedicated plat.
4. Utility and proposed irrigation ditch as shown on dedicated plat.
5. Reservation, restrictions and easements in plat dedication.
6. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded July 28, 1958 in Book 301, page 380 and March 19, 1959 in Book 310, page 638 Deed Records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, recorded March 29, 1974 in ***

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 ***Book M74, page 3894, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which Grantees herein assume and agree to pay according to the terms thereof. 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 \$ 39,500.00. 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 91.030.)

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 16th day of June, 1976, at Klamath Falls, Oregon. If a corporate director, it has caused its name to be signed and sealed, affixed by its officers, duly authorized thereto by order of its board of directors.

Keith L. Lancaster
Anita L. Lancaster

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 17, 1976

Personally appeared the above named
Keith L. Lancaster and Anita L. Lancaster

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of Klamath, } ss.
Personally appeared _____, 1976, 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 _____, 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 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Charles M. Polson
5201 Miller Ave. - Space #2
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

Send a change to corrected all fee statements shall be sent to the following address:
1st Federal Savings & Loan Assn
540 Main St.
City, 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 18th day of JUNE, 1976 at 10:42 o'clock A.M., and recorded in book M 76 on page 9053 or as file/reel number 15127. Record of Deeds of said county. Witness my hand and seal of County affixed.

D. MILNE
Recording Officer
By: *Deputy*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28 day of April A.D. 19 94 at 1:49 o'clock P. M., and duly recorded in Vol. M94 of Co. Lien Docket on Page 13391.

FEE \$10.00

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By Annette Mueller County Clerk

FOR ORDER NUMBERS AND DATES AS SEPARATE ENTRIES - PRECEDING LISTING OF CHAINS

FOR ORDER NUMBERS AND DATES AS SEPARATE ENTRIES - PRECEDING LISTING OF CHAINS