

52103

WARRANTY DEED

Vol. 1741 Page 2230

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD HAMMOND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GARY M. EDWARDS and MEADE CLIFFORD

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 27, MODOC POINT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; and reservations as contained in Deed Records of Klamath County, Oregon, Lamm Lumber Company to J.M. Fleishman, to-wit: "Subject to easements for water, sewer and utility lines as the same are presently located across said lots."

(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 hereinabove set forth

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 \$ 7,500.00

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 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 31st day of May, 1977; 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.

Richard B. Hammond

ST

STATE OF CALIFORNIA
COUNTY OF

Alameda

(INDIVIDUAL)

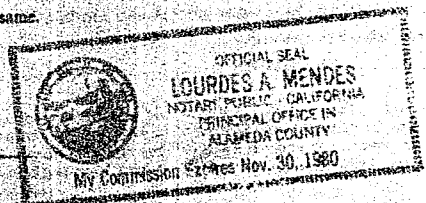
On this 10th day of June, 1977, before me, the undersigned, a Notary Public in and for said County, personally appeared Richard Hammond

RI

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
Witness my hand and official seal.

STAPLE HERE

Lourdes A. Mendes
Notary Public in and for said County and State
Lourdes A. Mendes



SE

Name (Typed or Printed)

(This area for official notarial seal)

RICHARD HAMMOND
510 Castro Street
San Leandro, CA 94577
GRANTOR'S NAME AND ADDRESS
Gary Edwards and Meade Clifford
29 W. 29th St.
EUGENE OR 97405
GRANTEE'S NAME AND ADDRESS

After recording return to:
Gary Edwards and Meade Clifford
29 W. 29th St.
EUGENE OR 97405
NAME, ADDRESS, ZIP

Until a change is requested all our statements shall be sent to the following address:

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of January, 1978, at 11:07 o'clock A.M., and recorded in book M98 on page 2230 or as file/reel number 52103

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer
by *Kathleen Kiser* Deputy

Fee: \$30.00

SPACE RESERVED FOR RECORDER'S USE