FORM No. 650—WARRANTY DEED (Individual or Corporate) MTC 1200-3281 WARRANTY DEED LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

52103 WARRANTY DEED Vol. M98 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, *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 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 easments for water, sewer and utility lines as the same are presently located across said lots."

'98 JAN 23 A11:07

(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.

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).① (The sentence between the symbols①, 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.*

x Richard B Hammond

(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.)

STATE OF CALIFORNIA } ss. (INDIVIDUAL)
COUNTY OF Alameda

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

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he executed the same.

Witness my hand and official seal.

STAPLE HERE

OFFICIAL SEAL
LOURDES A. MENDES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ALAMEDA COUNTY
My Commission Expires Nov. 30, 1980

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

Lourdes A. Mendes
Name (Typed or Printed)

(This area for official notarial seal)

3403(1/72)

RICHARD HAMMOND
510 Castro Street
San Leandro, CA 94577
GRANTOR'S NAME AND ADDRESS

Gary Edwards and Meade Clifford
29 W. 29TH #7
EUGENE OR 97405
GRANTEE'S NAME AND ADDRESS

After recording return to:
Gary Edwards and Meade Clifford
29 W. 29TH #7
EUGENE OR 97405
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
NO CHANGE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: $30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 23rd *day of* January, *19* 98, *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 Ross *Deputy*