

1-1-74

WARRANTY DEED

Vol M01 Page 29520KNOW ALL MEN BY THESE PRESENTS, That Martha Earleyhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joseph Heffernan and Suzanne Heffernan

\_\_\_\_\_ , 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 24 Block 24 Sprague River Valley Acres, Klamath County, Oregon  
1.52 acres m/1 as per Plat recorded in the office of the Klamath County Recorder.  
APN: 3613-006D0-04400

(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

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 \$ 2500.00

Ⓢ 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. Sec 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 20th day of November, 2000 xx; 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)

Martha Earley  
Martha Earley

STATE OF ~~OREGON~~ CALIFORNIA )  
County of Los Angeles ) ss.  
November 20, 2000 xx

Personally appeared the above named  
Martha Earley

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Theresa A. Julian  
Notary Public for ~~Oregon~~ California  
My commission expires: 9/29/2001

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_



STATE OF OREGON,

) ss.

Martha Earley  
7226 Arizona Ave.  
Los Angeles, CA 90045

GRANTOR'S NAME AND ADDRESS

Joseph &amp; Suzanne Heffernan

pr: 3204 Pine View  
Simi Valley, CA 93065

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as above

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/20/01, at 11:20 a.m.

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Linda Smith,

County Clerk Fee \$ 21.00 9<sup>00</sup> opa

21 ✓  
9 opa