67-886 lstp

FORM No. 633—WARRANTY DEED — 1585 D — M-67 — 5770 — BUSINESS LAW PUB. CO., PORTLAND, ORE.

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21.45

KNOW ALL MEN BY THESE PRESENTS, That John Howard Otterbein and Shirley Ann Otterbein, husband and wife,

hereinafter called the grantor, in consideration of Five ($5.00) and 00/100* * * * * * * * * * * * * * * *Dollars, and other good and valuable consideration *to grantor paid by* Jim L. Fritz and Judy Fritz, 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:*

The East 2 feet of Lot 19 and the West 68 feet of Lot 20, SUNRISE PARK, Klamath County, Oregon.

Oregon Title Insurance

Subject, however, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

3. Rules, regulations, and assessments of South Suburban Sanitary District.

4. Reservations as shown in the dedication of and on the plat of SUNRISE PARK.

Oregon Title Insurance

To Have and to Hold the above described and granted premises 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 none except shown as a matter of record on the date of the deed, and those apparent upon the land, if any; *and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.*

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 26 *day of* July *19* 67

Mary M. Ade — John H. Otterbein

Carl H. Harrel — Shirley Ann Otterbein

[ORS 93.490] *STATE OF* ~~OREGON~~ California, *County of* ~~Klamath~~ Shasta) ss. July 26 19 67

Personally appeared the above named John Howard Otterbein and Shirley Ann Otterbein, husband and wife, *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

MAUDE L. HALL
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SHASTA COUNTY
(OFFICIAL SEAL)
My commission expires Feb. 18, 1971

Before me: Maude L. Hall

Notary Public for Oregon

My commission expires Feb. 18, 1971

633

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Owens Realty
520 Klamath Ave
Aty

No.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee $1.50

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 28 *day of* July *, 19* 67 *at* 10:40 *o'clock* A.M., *and recorded in book* M-67 *on page* 5770 *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk—Recorder.

By Jane Mears
Deputy.