

26539

STEVENS NEWS 1001 1/2 8896

1967
68-1300
KNOW ALL MEN BY THESE PRESENTS That CARL FREI and
FRIEDA FREI, Husband and Wife

to grantor paid by DONALD DALE PHELPS and VIOLA PHELPS, Husband and Wife,
hereinafter called the grantor, for the consideration hereinafter stated,
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, sit-
uated in the County of _____ and State of Oregon, described as follows, to-wit:

Lot 34 of PERRY'S ADDITION TO LLOYD'S TRACTS, Klamath
County, Oregon, according to the official plat thereof on file
in the records of Klamath County, Oregon;

SUBJECT TO:

1. 1968-69 taxes are now a lien but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Subject to reservations, building restrictions, rights, conditions and easements as shown on the Plat and in the Dedication of Perry's Addition to Lloyd's Tracts.
4. A 25 foot set back line along LaVerne Avenue as shown by the recorded plat.

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 above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).^⓪

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

WITNESS grantor's hand this 25 day of September, 1968.

CARL FREI

FRIEDA FREI

STATE OF OREGON, County of Klamath

Personally appeared the above named

CARL FREI and FRIEDA FREI, Husband

and wife

and acknowledged the foregoing instrument to be their

voluntary act and deed.

Before me: W. E. Chubert

Notary Public for Oregon

My commission expires March 15, 1971

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Deane Lacher Realty
205 Main St
K4, Ore

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
1st day of October, 1968,
at 11:28 o'clock A.M., and recorded
in book 968 on page 8896

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

DOROTHY ROGERS

COUNTY CLERK Title

By Carol M. Rogers Deputy

Fee \$ 1.50