

Individual or Corporate. (Grantors as Tenants by Entirety).

Vol. 172 Page 4052

1961

KNOW ALL MEN BY THESE PRESENTS, That SECTIONAL HOMES, INC., an Oregon Corporation,

hereinafter called the grantor, SPEARS, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Tract 95 of PLEASANT HOME TRACTS NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1973-74 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; liens and assessments of Klamath Project & Enterprise Irrigation District, and regulations, contracts, easements, water & irrigation rights in connection therewith;

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth & as set forth on the reverse side hereof

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,757.30

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporation and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 14 day of September, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

By: Bruce A. Froemke President
Gary B. Froemke Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

County of)

Personally appeared the above named

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

Before me: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
September 14, 1973

Personally appeared Bruce A. Froemke and Gary B. Froemke 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 Sectional Homes, Inc., 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

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

WARRANTY DEED

Sectional Homes, Inc.

TO
James L. Spears et ux

AFTER RECORDING RETURN TO

No.

Dr. Floots
714 Walnut
City

STATE OF OREGON

County of) ss.
I certify that the within instrument was received for record on the day of 1973,

at o'clock M., and recorded in book on page or as filing fee number, Rec- ord of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

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Further exceptions:

Charges and assessments of the Enterprise Irrigation District, and regulations, contracts, rules and assessments of South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land; TRUST DEED, including the terms and provisions thereof, executed by Steven Arthur Fruitt and Catherine E. Fruitt, husband and wife, as grantor, to Klamath County Title Co., as trustee, for Commonwealth, Inc., an Oregon corporation, as beneficiary, dated August 24, 1971, recorded August 24, 1971, in Volume M71 at page 8923, Microfilm Records of Klamath County, Oregon, which Grantees herein assume and agree to pay according to the terms thereof and hold Grantor harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of
this 18th day of OCTOBER

KLAMATH COUNTY TITLE CO
11:57

duly recorded in Vol. M 73, of DEEDS

A. B. 19 73 at / Clerk A. B. 1

PRE \$ 1.00

W. D. KIRBY, County Clerk
11:052

By Hazel Drayton