

2#0140-317 7728-7058

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

89390

WARRANTY DEED

Vol. 74 Page 6632

KNOW ALL MEN BY THESE PRESENTS, That JACK L. MOAD, an estate in fee simple, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OTTO H. TSCHANZ, hereinafter called and JANET SUE TSCHANZ, 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 North 26 feet of Lot 9 and all of Lot 8 in Block 15, ELDORADO HEIGHTS, Klamath County, Oregon.

SUBJECT TO: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Eldorado Heights.

ALSO SUBJECT TO: Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.

(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 stated hereinabove,

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 \$ 31,000.00

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. 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 23 day of May, 1974; 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)

STATE OF OREGON, JACKSON, ss.  
County of Klamath  
May 23, 1974.

Personally appeared the above named Jack L. Moad

STATE OF OREGON, County of Klamath, ss.  
May 23, 1974  
Personally appeared JACK L. MOAD 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

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

Before me, William H. Hely, Notary Public for Oregon, My commission expires 3/3/76

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

JACK L. MOAD

GRANTOR'S NAME AND ADDRESS  
OTTO H. & JANET SUE TSCHANZ

GRANTEE'S NAME AND ADDRESS

After recording return to:  
First Federal  
540 Main  
Klamath Falls OR

Until a change is requested all tax statements shall be sent to the following address:  
OTTO H. & JANET SUE TSCHANZ

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 2.00

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 30th day of May, 1974, at 3:34 o'clock P. M., and recorded in book M 74 on page 6632 or as file/reel number 89390, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE  
By Kay [Signature] Deputy Recording Officer