

28-8109 01-09085

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

1-1-74

95513

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ELLIOTT SEGALL and MARIANNE J. SEGALL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD H. FREDRICKS and SHARRON L. FREDRICKS, husband and wife

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 16 and the South 38 feet of Lot 13 in Block 15 of ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. Trust Deed, including the terms and provisions thereof, dated September 1, 1972, recorded September 8, 1972 in Book M-72 at page 10146, Microfilm Records, in favor of First Federal Savings and Loan Association, which Trust Deed Grantees herein assume and agree to pay.

(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 set forth 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 \$ 22,000.00. 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 5th day of December, 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)

Elliott Segall
Marianne J. Segall

STATE OF OREGON,)
County of Klamath) ss.
December 22, 1974

Personally appeared the above named Elliott Segall and Marianne J. Segall and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Ellen Rivers*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 5-14-76

STATE OF OREGON, County of) ss.
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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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ronald H. Fredricks
c/o First Federal

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan Assn.
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 6th day of December, 1974, at 1:00 o'clock P.M., and recorded in book M 74 on page 15599 or as file/reel number 95513, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer

By *Harold Dray* Deputy
fee 2.00