

95990

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FINLEY D. SCHLUMBOHM and SANDRA KAY SCHLUMBOHM, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCES MARIE BROWN CRAIN, 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 South 80 feet of Lot 389 in Block 113 of MILLS ADDITION IN 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 July 9, 1973, recorded July 10, 1973 in Book M-73 at page 8816, Microfilm Records, in favor of Equitable Savings and Loan Associations, with Grantee herein assumes and agrees 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 stated above

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 \$20,950.00. 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 18th 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)

STATE OF OREGON,

County of Klamath  
December 18, 1974

Personally appeared the above named  
Finley D. Schlumbohm and  
Sandra Kay Schlumbohm

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

Before me:  
(OFFICIAL SEAL) *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires 3-21-77

STATE OF OREGON, County of \_\_\_\_\_, ss.  
1974

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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 21th day of DECEMBER, 1974, at 12:00 o'clock P.M., and recorded in book M-74 on page 16208 or as file/reel number 95990.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By *K. H. H. H.* Recording Officer  
Deputy  
FEE \$ 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Frances Marie Brown CRAIN*  
2251 Garden  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

*Equitable Savings & Loan Assn.*  
Box 1750  
City, 97601  
NAME, ADDRESS, ZIP