

2287

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLAUDE SANDERS and VERDA SANDERS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN A. FREI and LINDA J. FREI, 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:

The S½ of Lot 18 in Block 5 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING a portion for widening of Bisbee Street, recorded August 16, 1965 in Volume M-65 page 1197.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
3. Rules, regulations and assessments of South Suburban Sanitary District;
4. Reservations contained in deed from A. L. Wishard, et ux, to G. W. Miller et ux., dated September 29, 1925 recorded September 30, 1925 on page 466 of (over)

(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 hereinabove stated,

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 \$ 16,500.00. 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 30 day of June, 19 75; 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) ss.
June 30, 19 75.

Personally appeared the above named CLAUDE SANDERS and VERDA SANDERS, husband and wife,

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

(OFFICIAL SEAL)

Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/77

STATE OF OREGON, County of) ss.
Personally appeared , 19 , and

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)

Mr. and Mrs. Claude Sanders
3034 Bisbee Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Warren A. Frei
1500 Arthur Apartment #8
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Warren A. Frei
1500 Arthur Apartment #8
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)
I certify that the within instrument was received for record on the day of , 19 ,

at o'clock M., and recorded in book on page or as file/reel number.

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

By

Recording Officer
Deputy

Volume 67 of Deeds, records of Klamath County, Oregon, as follows: "That grantees will not at any time hereafter construct upon the lands hereinbefore described any buildings of any kind or description whatsoever at a distance of less than 20 feet from third street, and that they will not construct or erect upon the land hereinbefore described any dwelling house which is of value less than \$2,000.00. And the right is hereby reserved to enter into and construct irrigation ditches and divert irrigation water along the property lines of the lands hereinbefore described."

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Klamath County Title Company
 Filed for record at request of _____
 this 30th day of June A. D. 1975 at 3 o'clock P. M., and
 duly recorded in Vol. M 75, of Deeds on Page 7390

By W. D. MILNE, County Clerk
Hazel Inagie
 Fee \$1.00