

2304

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GENE R. DE LAP and EVELYN M. DE LAP, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM C. FRIDINGER and ELIZABETH M. FRIDINGER, 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:

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 40° 00' West a distance of 56.5 feet and North 64° 07' West a distance of 42.2 feet and North 26° 41' West a distance of 63 feet and North 19° 22' West a distance of 268.2 feet and North 23° 38' West a distance of 231.1 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, and running thence North 27° 23' West a distance of 251.15 feet to an iron pin; thence South 88° 04' East a distance of 111.1 feet to an iron pin; thence South 58° 09' East a distance of 77.7 feet to an iron pin; thence South 35° 25' East a distance of 80.9 feet to an iron pin; thence South 10° 22' West a distance of 62.45 feet to an iron pin; thence South 62° 22' West a distance of 109.7 feet, more or less, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

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

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 \$ 62,000.00 . . .  
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 24 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, ) ss.

County of Klamath, )  
June 24, 19 75.

Personally appeared the above named Gene R. DeLap and Evelyn M. DeLap

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

Before me: Robert A. Tucker  
Notary Public for Oregon  
My commission expires 10-13-78

STATE OF OREGON, County of ) ss.

Personally appeared )  
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:

Gene R. and Evelyn M. DeLap

GRANTOR'S NAME AND ADDRESS

William C. and Elizabeth M. Fridinger

GRANTEE'S NAME AND ADDRESS

After recording return to

First Federal  
540 Main  
City

NAME, ADDRESS, ZIP

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

First Federal  
540 Main  
City

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.

Recording Officer

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

7419

SUBJECT TO:

1. Reservations, restriction, rights-of-way and easements of record and those apparent on the land.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded: August 15, 1946 Book: 194 Page: 111
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded: August 15, 1946 Book: 194 Page: 113  
Modified: Book: M-68 Page: 4867
4. An easement created by instrument, including the terms and provisions thereof,  
Dated: May 8, 1948  
Recorded: May 12, 1948 Book: 220 Page: 363  
In favor of: California Oregon Power Company, a California Company  
For: To construct and maintain a pole and wire line over and across Lot 3 of Sec. 1, Twp 38 S., R 8 EWM.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company  
this 30th day of June A. D. 1975 at 3:10 o'clock P. M., and  
duly recorded in Vol. M 75, of Deeds on Page 7418

Wm D. MILNE, County Clerk

By *Hazel Drazel*

Fee \$4.00