

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRED H. LANGE, JR., aka, FRED LANGE and FRANCES R. LANGE, aka, FRANCES LANGE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANDREW H. LOTZ and JUDY A. LOTZ, 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:

PARCEL I:  
All that portion of Lots 1 and 2 in Block 102 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 2; thence Northwesterly along the Southwesterly line of Lot 2 a distance of 62.34 feet; thence Northeasterly parallel with the division line between Lots 2 and 6 in said Block 102 extended East to Second Street; thence Southeasterly along the Southwesterly line of Second Street, to an intersection with said division line between Lots 2 and 6 extended, thence Southwesterly along said division line between Lots 2 and 6, extended, to the point of beginning.

PARCEL II:  
A portion of Lot 1, Block 102, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the

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 HEREIN 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 \$17,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 19 day of August, 1975; 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)

Fred H. Lange Jr. AKA Fred Lange  
Frances R. Lange AKA Frances Lange

STATE OF OREGON,  
County of Klamath  
August 19, 1975

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn,

Personally appeared the above named FRED H. LANGE Jr. 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 their voluntary act and deed.  
Before me: Susan Kay Way  
Notary Public for Oregon  
My commission expires: 6/4/1977

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Mr. and Mrs. Fred H. Lange, Jr.  
3515 Hope Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Andrew H. Lotz  
806 N. Second Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. and Mrs. Andrew H. Lotz  
806 N. Second Street  
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,  
County of \_\_\_\_\_ ss.

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

9691

County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at a 1/2" iron pin at the intersection of the Northerly line of said Lot 1 and the line between Lots 2 and 6, of said Block 102, extended Northeasterly through said Lot 1 to Second Street; thence South 63°22'30" West along said Northeasterly extension through Lot 1, a distance of 27.11 feet, to a 5/8" iron pin at the true point of beginning; thence South 63°22'30" West a distance of 25.12 feet, to a 5/8" iron pin on the Westerly line of said Lot 1; thence South 11°52' 00" East along said Westerly line, a distance of 12.67 feet to a 5/8" iron pin; thence North 40°00'00" East a distance of 30.88 feet to the true point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at registry of MOUNTAIN TITLE CO  
this 19th day of AUGUST 1975 1:52  
duly recorded in Vol. M 75 DEEDS Page 9690  
FEE\$ 6.00  
Wm D. Miller, County Clerk  
By *Mary Lindsay*