

7053

KNOW ALL MEN BY THESE PRESENTS, That HECTOR ORTIZ and NANCY ORTIZ, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. PINTO, JR. and NANCY L. PINTO, 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 474, Block 114, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust deed in favor of Commonwealth, Inc., recorded April 28, 1972 in Volume M72, page 4526, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 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 \$ 17,000.00
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 7 day of November, 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)

STATE OF OREGON,

County of Klamath } ss.
Nov. 7, 1975

Personally appeared the above named Hector Ortiz and Nancy Ortiz

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

Before me: Paula McElhinney
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 3-25-77

STATE OF OREGON, County of Klamath } ss.
1975

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: _____

Hector and Nancy Ortiz
2242 Garden Street
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

William G. & Nancy L. Pinto
5507 Bel Aire Drive
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mountain Title Company
407 Main Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Amfac Corp.
P. O. Box 1420
Portland, Oregon 97207
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10 day of Nov, 1975, at 3:29 o'clock PM., and recorded in book M.75 on page 14095 or as file/reel number 7053.

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

Wm D Milne
By _____ Recording Officer
Deputy
3.00

SPACE RESERVED
FOR
RECORDER'S USE