

38-9934

FORM No. 633—WARRANTY DEED.

1967/50

9968

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KNOW ALL MEN BY THESE PRESENTS, That

Mildred J. Fredricks

, hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by Ronald H. Fredricks and Sharon L. Fredricks,
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, sit-
uated in the County of Clatsop and State of Oregon, described as follows, to-wit:Lot 11, Block 310 of BARNON ADDITION to the City of Clatsop Falls,
according to the duly recorded plat thereof on file in the records
of Clatsop County, Oregon.

(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 encumbrancesexcept that certain mortgage to First Federal Savings and Loan
Association of Clatsop Falls dated November 10, 1969, recorded
November 19, 1969, in Volume 193 at page 412, Clatsop County,
Oregon Mortgage Records—and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$20,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 16th day of November, 1973.

Mildred J. Fredricks

STATE OF OREGON, County of Clatsop, ss.

November 16, 1973

Personally appeared the above named Mildred J. Fredricks

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

Before me: *Lucy Owens*
Notary Public for Oregon
My commission expires 5-14-76

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Ronald H. Fredricks
Box 4 Box 287
Mnscon, Idaho 83843(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Clatsop

I certify that the within instru-
ment was received for record on the
6th day of February, 1976,
at 10:00 o'clock P.M., and recorded
in book 176 on page 1754 or as
file number, Record of
Deeds of said County.Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title

By *Hazel W. Wagoner* Deputy

Fee \$3.00