

10952

WARRANTY DEED

3098

KNOW ALL MEN BY THESE PRESENTS, That  
CRAIN-FISHER CONSTRUCTION, INC., an Oregon corporation  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ALBERT L. SEIDEL and JULIENE R. SEIDEL, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 1, ROLLING HILLS - TRACT 1099, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Drainage easement as shown on dedicated plat. (Affects rear 8 feet)
2. Restrictions and easements as contained in plat dedication.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race  
color, religion or national origin, imposed by instrument, including the terms and pro-  
visions thereof, recorded October 16, 1974, Vol M74, page 13496, and amended by instru-  
ment recorded October 1, 1975, Vol. M75, page 11919, Microfilm Records of Klamath Co.
4. Articles of Association recorded October 15, 1974, Vol M74, page 13469, Microfilm Records.
5. Trust Deed, including the terms and provisions thereof, recorded February 17, 1976, Vol.  
M76, page 2161, Microfilm Records, from Crain-Fisher Construction, Inc. to D. L. Hoots,  
Trustee for the benefit of Security Savings and Loan Association - which obligation the  
Grantees named herein assume and agree to pay.

(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 \$39,900.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 3 day of March, 1976;  
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 \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

CRAIN-FISHER CONSTRUCTION, INC.

By: Denis L. Crain  
Denis L. Crain, President

By: Charles A. Fisher  
Charles A. Fisher, Secretary

STATE OF OREGON, County of Klamath ) ss.  
March 3, 1976

Personally appeared Denis L. Crain and  
Charles A. Fisher 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

Crain-Fisher Construction, Inc., 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 be-  
half 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: \_\_\_\_\_

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
4th day of March, 1976,  
at 2:10 o'clock P.M., and recorded  
in book 76 on page 3098 or as  
file/reel number 10952

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. D. RINE

By Hayden Dray Deputy  
Recording Officer

FILE \$ 3.00

After recording return to:

Albert L. and Juliene R. Seidel  
6304 Reeder Road  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Equitable Savings & Loan  
1300 S.W. Sixth  
Portland, Oregon  
NAME, ADDRESS, ZIP