

#0140 757 TH 38-10519

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

38-10519

11809

WARRANTY DEED

4285

KNOW ALL MEN BY THESE PRESENTS, That Theodora T. Rensvold

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. Lenninger, 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:

Lot 6 of Block 306 of DARROW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, EXCEPT that portion recorded in Volume 126 at page 587 of Deed Records of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Lot 6; thence South 120 feet along the lot line to the Southeast corner of Lot 6; thence West 4.7 feet; thence North 2°15' East, 120 feet to the point of beginning.

(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 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 March 2, 1929, Bk 85, pg 389, 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 \$7,500.00. 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 25th 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.

Theodora T. Rensvold

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 25th, 1976

Personally appeared the above named Theodora T. Rensvold

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

Before me, Gerald V. Beun
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11-12-78

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Fed
2943 S 6th

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of March, 1976, at 11:04 o'clock A.M., and recorded in book 1176 on page 4285 or as file/reel number 11809. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

RECORDED

Recording Officer

Deputy