

1-1-74

16692

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ORBIE E. FIELDS and SANDRA K. FIELDS,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK W. SHAE and TAFFY JO. SHAE, 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 4, Block 3, Tract 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District.
2. Building set back line 20 feet from street as shown on dedicated plat.
3. Easement 16 feet along rear of lot as shown on dedicated plat.
4. Reservations contained in plat dedication.
5. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded September 21, 1970 in Book M70 at page 8316, Microfilm Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, recorded October 4, 1972, in Volume M72 at page 11329, Microfilm Records of Klamath County, Oregon, in favor of Firstbank Mortgage Corporation, a Washington corporation, which Trust \*\*\*

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

\*\*\*Deed, the Grantees herein assume and agree to pay according to the terms contained therein.

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 \$ 28,500.00. 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 20th day of July, 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 Klamath ) ss.  
July 23, 1976

Personally appeared the above named  
Orbie E. Fields and Sandra K. Fields

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

Before me,  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.  
1976

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:  
Mr. & Mrs. Mark W. Shae  
4342 Myrtlewood  
City, 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Firstbank Mtge Corp  
Security Trust  
Seattle, Washington 98101  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.  
County of KLAMATH  
I certify that the within instrument was received for record on the 23rd day of JULY, 1976, at 2:43 o'clock P.M., and recorded in book M 76 on page 11231 or as file/reel number 16692. Record of Deeds of said county. Witness my hand and seal of County affixed.  
WM. D. MILNE Recording Officer  
By Deputy  
FEE \$ 3.00