

01-10290

MTC 2066

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

STATE OF OREGON LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

16832

WARRANTY DEED

Vol. 76 Page 11405

KNOW ALL MEN BY THESE PRESENTS, That KENNETH D. HAWKINS and CAROL J. HAWKINS, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD D. FRYE and GLENNA D. FRYE, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 16, Block 9, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.
2. Statutory powers, including the power of assessment of South Suburban Sanitary Dist.
3. Statutory powers, including the power of assessment of Enterprise Irrigation Dist.
4. Easements, including the terms and provisions thereof, as set forth in documents recorded November 9, 1972 in Vol. M72, page 12926, March 5, 1973 in Vol. M73, page 2293 and March 5, 1975 in Vol. M75, page 2521, Microfilm Records of Klamath County.
5. Restrictions and easements as contained in plat dedication.
6. Covenants, conditions and restrictions, imposed by instrument, recorded June 29, 1973 in Vol M73, page 8283.
7. Building setback line, 25 feet wide.
8. Easement for public utilities, irrigation and drainage.

(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 THOSE 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 \$43,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ 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 27th 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)

Kenneth D. Hawkins
Carol J. Hawkins

STATE OF OREGON,

County of Klamath

July 27, 1976

Personally appeared the above named Kenneth D. Hawkins and Carol J. Hawkins, Husband and Wife,

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

(OFFICIAL SEAL)

James D. Borch
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of

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

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:

HAWKINS

GRANTOR'S NAME AND ADDRESS

FRYE

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings and Loan Assoc.
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First Federal Savings and Loan Assoc.
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of JULY, 1976,

at 2:48 o'clock P.M., and recorded in book M. 76 on page 11405 or as file/reel number 16832

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

Hazel Drague Deputy

FEE \$ 3.00