

1-1-74

17686

SPECIAL WARRANTY DEED

Vol. 76 Page 12627



KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON

Trustee

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

FRANK D. COOLBROTH and LORNA J. COOLBROTH

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot Twenty (20) Block Six (6) SUN FOREST ESTATES
Tract 1060, as shown by map on file in the office
of the County Recorder, County of Klamath, State of Oregon.

Free and clear of all liens and encumbrances except restrictions
and easements of record and except any lien or encumbrances caused
or created by the Lot Vendee.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,195.00

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 26th day of June, 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 _____

ss.

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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 _____

By K. J. Walter
K. J. Walter, Vice President

By Helen J. Bird
Helen J. Bird, Assistant Cashier
STATE OF OREGON, County of Multnomah, ss.

June 26, 1976

Personally appeared K. J. Walter and

Helen J. Bird, who, being duly sworn,

each for himself and not one for the other, did say that the former is the
Vice president and that the latter is the
Assistant Cashier of First National

Bank of Oregon, Trustee, 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:

Virginia Wallace
Notary Public for Oregon

My commission expires: 10-18-76

(OFFICIAL SEAL)

FIRST NATIONAL BANK OF OREGON

P.O. Box 3131

Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Frank D. and Laura J. Coolbroth

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank D. and Lorna J. Coolbroth

3233 N.E. 32nd Ave.

Portland, Oregon 97212

NAME, ADDRESS, ZIP

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

Frank D. and Lorna J. Coolbroth

3233 N.E. 32nd Ave.

Portland, Oregon 97212

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
16th day of AUGUST, 1976,

at 1:45 o'clock P.M., and recorded
in book M. 76 on page 12627 or as
file/reel number 17686,

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Shagin Deputy

FEE \$ 5.00