

17688

SPECIAL WARRANTY DEED Vol. 76 Page 12629



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 Nineteen (19), 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 encumbrance 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 \$ 1,895.00  
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)

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

STATE OF OREGON, County of Multnomah, ss.  
June 26, 1976

Personally appeared the above named

Personally appeared K. J. Walter  
Helen J. Bird

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

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  
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:

Before me:  
Cynthia Miller  
Notary Public for Oregon  
My commission expires: 10-18-76

(OFFICIAL  
SEAL)

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires

Notary Public for Oregon  
My commission expires:

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

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-  
ment was received for record on the  
16th day of AUGUST, 1976,  
at 1:46 o'clock P.M., and recorded  
in book M 76 on page 12629 or as  
file/reel number 17688.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Gray Deputy

FEE \$ 3.00