

MTC 2449

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20309

Warranty Deed

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Page

This Indenture Witnesseth, That RICHARD A. VAN OSDOL and

PHYLLIS J. VAN OSDOL, husband and wife,

herein called "grantors," in consideration of EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 -- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

TAMRA V. RICKBEIL,

herein called "grantee," her heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

The East 15 feet of Lot 18, all of Lots 19 and 20 and the West 17.5 feet of Lot 21, all in Block 13, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1976-77 real property taxes which are now a lien but not yet due and payable,

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together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, her heirs and assigns forever. Said grantors do covenant to and with said grantee, her heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$87,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 5th day of October, 1976.

Richard A. VanOsdol
Phyllis J. VanOsdol

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
REAL ESTATE DEPARTMENT, FIRST NATIONAL BANK
601 Main Street, Klamath Falls, Oregon 97601

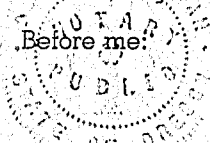
P.O. Box 1936

STATE OF OREGON } ss. October 5th, 19 76
County of KLAMATH }

16276

Personally appeared the above-named RICHARD A. VAN OSDOL and
PHYLLIS J. VAN OSDOL, husband and wife,
known to me to be the identical persons described as grantors in the within Deed, and
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Donald L. Sloan
NOTARY PUBLIC FOR OREGON
My commission expires 11-1-79

STATE OF OREGON } ss. _____, 19____
County of KLAMATH }

Personally appeared
who, being first duly sworn, did say that he the
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, }
County of Klamath }
Filed for record at request of
MOUNTAIN TITLE CO
on this 14th day of OCTOBER A.D. 19 76
at 2:22 o'clock P.M. and duly
recorded in Vol. N 76 of DEEDS
Page 16275
Wm D. MILNE, County Clerk
By *Hazel Day*
\$ 6.00

Return to: