

21399

KNOW ALL MEN BY THESE PRESENTS, That GENE VERNON CHRISTENSEN and NANCY C. CHRISTENSEN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. FISHER, 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 24, Block 5, WINCHESTER, Tract No. 1025, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Klamath Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Building setback line 25 feet from street as shown on the dedicated plat.
4. A 10 foot utility easement as shown on dedicated plat.
5. Reservations in plat dedication.
6. Covenants, conditions and restrictions imposed by instrument recorded September 9, 1971 in Volume M71, page 9617.
7. Trust Deed in favor of First National Bank of Oregon, recorded May 25, 1972 in Volume M72, page 5612, which the grantee herein agrees to assume and pay according to the terms contained therein.

(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 as set forth above and apparent upon the land,

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 \$ 30,000.00

~~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 9th day of November, 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)

Gene Vernon Christensen
Gene Vernon Christensen

Nancy C. Christensen
Nancy C. Christensen

STATE OF OREGON,

County of Klamath } ss.
November 9th, 1976

STATE OF OREGON, County of Klamath } ss.
November 9th, 1976

Personally appeared _____ and _____

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)

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-12-77

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles A. Fisher
403 Main Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First National Bank
P. O. Box 3131 T-6
Portland, Oregon 97208

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of NOVEMBER, 1976, at 8:36 o'clock A.M., and recorded in book N 76 on page 17855 or as file/reel number 21399, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By _____ Deputy

FEE \$ 3.00