

01-10477 MTC # 2619

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

1-1-74

21933

WARRANTY DEED

Vol. 16 Page 18593

KNOW ALL MEN BY THESE PRESENTS, That TERRANCE J. CARROLL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ESTHER MAE FREITAS, a single person

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 B in Block 68 of NICHOLS 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.

(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 reservations, restrictions, rights of way of record and those apparent on 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 \$13,000.00. 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 19th day of November, 1976. In 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.

Terrance J. Carroll

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath November 19, 1976

Personally appeared the above named Terrance J. Carroll and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 6-4-78

STATE OF OREGON, County of Klamath, 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 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:

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Terrance J. Carroll 1133 Grant Street Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Esther Mae Freitas 1149 Wiard Street Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS

After recording return to: Esther Mae Freitas FFS+L 1149 Wiard Street Klamath Falls, OR 97601 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Esther Mae Freitas FFS+L 1149 Wiard Street Klamath Falls, OR 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 22nd day of November, 1976, at 1:06 o'clock P.M., and recorded in book M.76 on page 18593 or as file/reel number 21933. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer Deputy

fee 4 3.00