FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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38-1437

KNOW ALL MEN BY THESE PRESENTS, That FLOYD E. FRASIER and DONNA D. FRASIER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SONJA HILDEGARD BINECK, 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 2 in Block 94, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, Klamath County, Oregon.

'76 DEC 1 AM 11 35

(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 those listed above

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 $ 29,000.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the 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 1st day of December, 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.

x Floyd E. Frasier

x Donna D. Frasier

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath) ss. December 1, 1976

Personally appeared the above named Floyd E. Frasier and Donna D. Frasier and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Before me: Betty Crank

Notary Public for Oregon

My commission expires: 6-18-80

STATE OF OREGON, County of ....) ss.

............, 19....

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sonja H. Bineck
1237- California Ave.
K. Falls, Ore.

NAME, ADDRESS, ZIP

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

same as above.

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 1st day of DECEMBER, 1976, at 11;35 o'clock A.M., and recorded in book M 76 on page 19275 or as file/reel number 22334, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer

By Hazel Drazil Deputy

FEE $ 3.00

3.00 Tish