

KNOW ALL MEN BY THESE PRESENTS, That Esther Mae Freitas

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Grace Lee Turnage

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, Klamath County, Oregon.

Subject, however, to the following:

1. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein given to secure the payment of \$10,400.00

Dated : November 19, 1976

Recorded : November 22, 1976 Book: M-76 Page: 18594

Trustor : Esther Mae Freitas

Trustee : William Ganong, Jr.

Beneficiary : First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Grantees assume and agree to pay, including the terms and provisions thereof, the unpaid principal balance of which is \$ Association.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 14,100.00

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 15th day of February, 1977, 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)

ESTHER MAE FREITAS

STATE OF OREGON,

County of Klamath

February 18, 1977

STATE OF OREGON, County of ss.

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

Personally appeared the above named Esther Mae Freitas and acknowledged the foregoing instrument to be her voluntary act and deed.

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: Kathy R. Mallams Notary Public for Oregon My commission expires: 6-13-80

Before me: Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JA - Kathy

NAME, ADDRESS, ZIP

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

Grace Turnage PO Box 383

Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 25th day of FEBRUARY, 1977, at 3:39 o'clock PM., and recorded in book M77 on page 3399 or as file/reel number 25987.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Julie T. Bragg Deputy

FEE \$ 3.00