

84-01-41116 M/T 3012

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

1-1-74

26323

WARRANTY DEED

Vol. 77 page 3824

KNOW ALL MEN BY THESE PRESENTS, That Jack H. Roberts and Karin W. Roberts, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas C. Freeman and Louisa Freeman, husband and wife, 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 98, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, 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, easements or restrictions of record, common to the area or apparent on the face of 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 \$32,900.00. 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 4th 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)

Jack H. Roberts
Karin W. Roberts

STATE OF OREGON, } ss.
County of Klamath
February 4, 1977

STATE OF OREGON, County of } ss.
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Personally appeared the above named Jack H. Roberts and Karin W. Roberts husband and wife.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Donald W. Brown*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-12-78

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Jack H. Roberts and Karin W. Roberts

STATE OF OREGON, } ss.

GRANTOR'S NAME AND ADDRESS
Thomas C. and Louisa Freeman.

County of KLAMATH

GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for record on the 7th day of MARCH, 1977, at 8:30 o'clock A.M., and recorded in book M77 on page 3824 or as file/reel number 26323. Record of Deeds of said county.

Witness my hand and seal of County attixed.

Until a change is requested all tax statements shall be sent to the following address:
SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON
NAME, ADDRESS, ZIP

WM. D. MILNE
Recording Officer
Deputy

FEE \$ 3.00