

01-10631 3239 MTC

FORM No. 632—WARRANTY DEED (Individual or Corporate).

1-1-74

27926

WARRANTY DEED

Vol. 77 Page 6083

KNOW ALL MEN BY THESE PRESENTS, That FRED SCHWEITZER and RELA SCHWEITZER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. NIELSON, 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 6, Moyina, 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 as above stated, and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and 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 \$ 37,500.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,500.00

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 11th day of April, 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
April 11, 1977

Personally appeared the above named Fred Schweitzer and Rela Schweitzer

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

Before me, Notary Public for Oregon  
My commission expires: 11-22-77

STATE OF OREGON, County of ) ss.  
April 11, 1977

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:

Fred & Rela Schweitzer  
2328 Wiard Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Ronald L. Nielson

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS&L  
Main

NAME, ADDRESS, ZIP

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

FFS&L  
Main

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of APRIL, 1977, at 10:15 o'clock A.M., and recorded in book M77 on page 6083 or as file/reel number 27926.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer  
By Hazel Gray Deputy

FEE \$ 3.00