

1967

34460

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KNOW ALL MEN BY THESE PRESENTS, That Glenn Dehlinger and Dorothy Dehlinger

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John D. Fry and Kathleen V. Fry, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 8 of Block 1 of Tract 1109, known as Chalet Vista, Klamath County, Oregon, consisting of approximately 8.76 acres.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches, canals, of Klamath Irrigation District.

(CONTINUED ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the July 25 day of 1975; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

*Glenn Dehlinger*  
*Dorothy Dehlinger*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 25, 1975

Personally appeared the above named Glenn Dehlinger and Dorothy Dehlinger and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 26, 1975

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of ss.

Personally appeared and 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)

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

John D. Fry  
6223 Redding  
K.F.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title.

Deputy



EXCEPTIONS CONTINUED:

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Chalet Vista.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded August 28, 1974 in Book M-74 page 10502.
4. Those zoning restrictions contained in that order, In the Matter of the Application for Change of Zone, No. 73-51, said order signed by the Klamath County Board of Commissioners, said order dated August 10, 1973 signed by Lloyd Gift, R. A. Pyle and Bryant Williams.
5. Those encumbrances and rights of way apparent upon the land..

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
First Fed San & Loan

Filed for record at request of \_\_\_\_\_  
this 22 day of August A. D. 19 77 at 10:47 o'clock A. M., and  
duly recorded in Vol. M 77, of deeds on Page 15346

6.00

Wm D. MILLER, County Clerk  
By [Signature]