

37644

WARRANTY DEED

Vol. W Page 20128

KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. FREEL and JUANITA F. FREEL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL G. DETZEL and ARDIS H. DETZEL, 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 2 in Block 14 of TRACT 1072, THIRD ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO;

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. A 25 foot building setback from Sturdivant Avenue as shown on dedicated plat.
3. A 16 foot utility easement along rear lot line as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Easement, recorded March 16, 1972 in Volume M72, page 2862, Microfilm Records 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 those as shown above and those apparent upon 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 \$ 49,500.00

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 19th day of October, 19 77; 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)

*Robert R. Freel*  
*Juanita F. Freel*

STATE OF OREGON, }  
County of Klamath } ss.  
October 19, 19 77

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Paul G. & Ardis H. Detzel*  
*5447 Sturdivant*  
*Klamath Falls, Ore.*

NAME, ADDRESS, ZIP

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

*Equitable Savings*  
*1300 SW 6th Ave*  
*Portland, Ore. 97201*

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of October, 19 77, at 10:39 o'clock A.M., and recorded in book M77 on page 20128 or as file/reel number 37644.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By *Bernetha J. Ketch* Recording Officer  
Deputy

Fee \$3.00