

A-28662

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

STEVEN'S NEWS LAW PUBLISHING CO. PORTLAND, ORE. 97204

1-1-74

39497

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRANK E. SAMSEL and ROBERTA E. SAMSEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK L. ZIEGELMEYER AND SANDI ZIEGELMEYER, 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 14, Block 5, SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk.

SUBJECT TO:

1. Rules and regulations and assessments of South Suburban Sanitary District.
2. Reservations and restrictions contained in deed from Anna E. Simmers widow of A. J. Simmers, to Herman Lofdahl and W.E. Lofdahl, dated September 2, 1949, recorded September 28, 1949 in Deed Volume 233, page 248, records of Klamath County, Oregon to-wit: "...not more than two hogs shall be kept on said premises at any one time."

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 hereinabove set forth

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 \$ 41,500.00

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 22 day of November, 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 \_\_\_\_\_ ) ss.

STATE OF OREGON, )  
County of Klamath ) ss.  
November 22, 1977.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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.

Personally appeared the above named FRANK E. SAMSEL and ROBERTA E. SAMSEL and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. &amp; Mrs. Frank E. Samsel

GRANTOR'S NAME AND ADDRESS

Jack &amp; Sandi Ziegelmeyer

GRANTEE'S NAME AND ADDRESS

Jack &amp; Sandi Ziegelmeyer

6245 Bryant

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Main Street Branch, K. Falls

First Federal S/Loan

Main Street Branch, K. Falls

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

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3. Reservations and restrictions contained in the dedication of Winema Gardens.
4. Trust Deed, including the terms and provisions thereof, executed by Frank E. Samsel and Roberta E. Samsel, husband and wife, as grantors to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated August 17, 1970, recorded August 17, 1970 in Volume M70, page 7174, Microfilm records of Klamath County, Oregon to secure the payment of \$19,350.00 with a present balance of approximately \$17,500.00 which purchaser has agreed to assume and pay and hold seller harmless therefrom.
5. Except reservations, restrictions, rights-of-way, easements of record, and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 25 day of Nov A. D. 1977 at 10:24 o'clock a. M., in

duly recorded in Vol. M 77, of deeds on Page 22876

6.00

By Wm D. MILNE County Clerk