

1967

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M78 Page 9489

KNOW ALL MEN BY THESE PRESENTS, That

KLAMATH DEVELOPMENT COMPANY,

a corporation duly organized

and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LESLIE S. FRADES, a single man,

hereinafter called 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 374 in Block 122 of Mills Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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 and restrictions of record, or apparent on the face of the land and a trust deed with First Federal Savings & Loan Association, of Klamath Falls, Oregon, a corporation, as beneficiary, dated April 16, 1963 recorded April 25, 1963 in Mortgage Volume 216 page 653, records of Klamath County Oregon

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 \$ 6,500.00

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.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 31st day of May, 19 68

(SEAL)

KLAMATH DEVELOPMENT COMPANY

By [Signature] PresidentBy [Signature] SecretarySTATE OF OREGON, County of Klamath) ss: May 31st, 19 68Personally appeared L. J. Shipsey and J. R. Thomas

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 Klamath Development Company, 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: 11/2/71

(OFFICIAL SEAL)

NOTE--The sentence between the symbols (), if not applicable, should be deleted. See Chapter 562, Oregon Laws 1967, as amended by the 1967 Special Session

WARRANTY DEED
CORPORATION

TO

AFTER RECORDING RETURN TO

No.

TA - donna

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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of May, 1968

at 10:17 o'clock AM, and recorded in book M78 on page 9489

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By [Signature] Deputy

Fee \$3.00