

1-1-74

50363

WARRANTY DEED

Vol. M78 Page 14070

KNOW ALL MEN BY THESE PRESENTS, That Lawrence L. Holt and Linda L. Holt, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fritz Thus and Jeannie Thus, 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 12 in Block 2 of Tract 1088—FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in the dedication of Tract 1088—Ferndale, as follows: "....said plat being subject to: A 25-foot building set-back line along the front of all lots and a 20-foot building set-back line along side street lines; Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; Additional restrictions as provided in any recorded protective covenants; Liens and assessments of the City of Klamath Falls for sewer fees; and Easements and Rights of Way of record and those apparent on the land if any."

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 set out,

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 \$ 45,000.00
~~Payable to the said grantee and grantee's heirs, successors and assigns forever.~~
~~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 27th day of June, 1978; 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 Benton) ss.
June 27, 1978

Personally appeared the above named
Lawrence L. Holt & Linda L. Holt

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

Before me:
(OFFICIAL SEAL) Beth A. Delamater

Notary Public for Oregon

My commission expires: 7-6-86, 1979

STATE OF OREGON, County of) ss.
1978

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 be-
half 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)

Lawrence L. Holt & Linda L. Holt
P.O. Box 1084
Corvallis, Or. 97330

GRANTOR'S NAME AND ADDRESS

Fritz Thus & Jeannie Thus
35 East 15th St.
Antioch, Ca.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S. & L. Assn.
540 Main St.
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Fritz Thus & Jeannie Thus
5640 Bartlett Av.
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
29th day of June, 1978,
at 3:29 o'clock P.M., and recorded
in book M78 on page 14070 or as
file/reel number 50963,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer
By Berntha Skitch Deputy

Fee \$3.00