

LA 0341687

TA 38-16602

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

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

56851

WARRANTY DEED

M78

23258



KNOW ALL MEN BY THESE PRESENTS, That FRED L. RUECK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN W. CRAMER and SALLY L. CRAMER, as tenants by the entirety, 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, Block 27, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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 easements or restrictions of record, easements and restrictions common to the area or apparent on the face of 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 \$ 41,500.00

~~However, the actual consideration consists of and includes other property or value given or promised which is the whole consideration (indicate which of the following is the case:)~~

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 12th day of October, 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.

Fred L. Rueck

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 12, 1978

Personally appeared the above named
Fred L. Rueck

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11-12-78

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 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)

Notary Public for Oregon
My commission expires:

Fred L. Rueck

GRANTOR'S NAME AND ADDRESS

Allen W. Cramer and Sally L. Cramer
1204 South Saventh Avenue
Yakima, Washington

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLA FIRST Fed
SO. 6th ST.
KLAMATH FALLS, OREG. 97601

NAME, ADDRESS, ZIP

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

Allen W. and Sally L. Cramer

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of October, 1978, at 3:46 o'clock P. M., and recorded in book M78 on page 23258 or as file/reel number 56851, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice A. Helich Deputy

Fee \$3.00