

62079

WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, That

Vol. 779 Page 2841
MARY V. FRYBERGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS H. FASSLER, 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 1, Block 25, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

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;

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 \$ 1,200.00.

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 31 day of January, 1979; 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)

Mary V. Fryberger

WASHINGTON
STATE OF OREGON,

County of Klamath } ss.
Jan. 31, 1979

Personally appeared the above named
MARY V. FRYBERGER,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: March 20, 1982

STATE OF OREGON, County of } ss.
1979

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

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:

(OFFICIAL SEAL)

MARY V. FRYBERGER,
Route 1, Box 1355
Sunnyside, Washington 98944

DENNIS H. FASSLER
2219 Garden Ave
Klamath Falls, OR 97601

After recording return to:

same as below

NAME, ADDRESS, ZIP

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

DENNIS H. FASSLER
2219 Garden Ave
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of February, 1979, at 3:35 o'clock P.M., and recorded in book M79 on page 2841 or as file/reel number 62079.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne
Recording Officer
B. D. H. H. H. Deputy

Fee \$3.00