

1-1-74

64065

WARRANTY DEED

Vol. 1179 Page 5921



KNOW ALL MEN BY THESE PRESENTS, That
Black Homes, inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARK F. FREID AND LORI A. FREID, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 11, Buena Vista Addition, to the City of Klamath Falls, Oregon,
together with that portion of vacated Oregon Avenue adjacent to the South line
of lot 10, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, 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 conditions, covenants, restrictions, reservations, rights, rights of way,
and easements, now of record

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 \$ 61,500

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 ①, if not applicable, should be deleted. See ORS 93.030.)
part of the consideration

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 8 day of March, 19 79;
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.
19

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
March 8, 19 79

Personally appeared R. A. Kent and
L. V. Wetter 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

Black Homes, inc. 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:

Judith D. Sullivan
Notary Public for Oregon

My commission expires: 4-27-82

(OFFICIAL
SEAL)

Black Homes, inc.

P. O. Box 1329

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Mark & Lori Freid

909 W. Oregon

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mark & Lori Freid

909 W. Oregon

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instru-
ment was received for record on the
15th day of MARCH, 19 79,
at 3:11 o'clock PM, and recorded
in book M. 79 on page 5921 or as
file/reel number 64065.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE COUNTY CLERK

By Jacqueline J. Mettles Recording Officer
Deputy

FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE