

1967

68878

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KNOW ALL MEN BY THESE PRESENTS, That Louise M. Michael, surviving spouse of Charles L. Michael, deceased,

for the consideration hereinafter stated to the grantor paid by Frank W. Ohlund and Jane A. Ohlund, hereinafter called the grantor, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 28, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof. Subject To: Public rights in Williamson River; easements and rights of way of record; Reservations, restrictions, and conditions shown on the plat and in the dedication of Rainbow Park on the Williamson; Declaration of Conditions and Restrictions, dated September 9, 1964, and recorded September 11, 1964, in Vol. 356 at page 116 of Klamath County, Oregon Deed Records (continued below)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances per above, which said Conditions and Restrictions the grantees take subject to and covenants and agrees to fully observe, perform, and comply with, and which shall be appurtenant to and run with the premises herein conveyed; 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, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 29th day of May, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Louise M. Michael

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
May 30, 1974

Personally appeared the above named Louise M. Michael and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *W. Matthews*
Notary Public for Oregon
My commission expires: 4-4-1978

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of _____) ss.
_____, 19____.

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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

FRANK W. OHLUND
P. O. BOX 381
CHILCOQUET, OREGON 97501
Phone 733-2311

No change on tax records

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

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of June, 1974, at 1:36 o'clock P.M., and recorded in book 1779 on page 13822 or as filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Jan. R. Milne
County Clerk
By *Deborah A. Helch* Deputy

Fee \$3.00

716 JUN 12 1974