

1967/50

72024

38-19527-4-J

Vol. m 79 Page 18864

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.



KNOW ALL MEN BY THESE PRESENTS, That MARK E. SCRIMSHER and SUSAN L. SCRIMSHER, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN A. FREI and LINDA J. FREI, as tenants by the entirety,

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 3, BLOCK 4, TRACT No. 1016, GREEN ACRES,

Subject to an easement created by instrument, including the terms and provisions thereof,

1. Recorded : October 26, 1946 Book 107 Page 413 in favor of The California Oregon Power Company
- : March 31, 1950 Book 237 page 641 in favor of R. P. Breitenstein et ux. For Road purposes along North line of SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1.

2. Restrictions, as shown on the recorded plat of Green Acres. Covenants, easements and restrictions, imposed by instrument, including the terms thereof,

Recorded : July 24, 1970 Book M-70 Page 6147.

(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 as stated above.

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 \$67,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^⓪

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 24 day of July, 1979.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named Mark E. Scrimsher and Susan L. Scrimsher, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) CHARLES DOVER
NOTARY PUBLIC-OREGON

Before me: Notary Public for Oregon
My commission expires

NOTE—The symbols ^⓪ and [Ⓢ] are not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
719-J

(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 31st day of August, 1979, at 10:36 o'clock A.M., and recorded in book M79 on page 18864 or as filing fee number 72024, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title
By Susan L. Scrimsher Deputy

Per 53-50