

1-1-74
79450

WARRANTY DEED

Vol. 180 Page 373

KNOW ALL MEN BY THESE PRESENTS, That

Mark F. Freid and Lori A. Freid, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Ruth Adrienne Ainsworth

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 10, Block 11, BUENA VISTA ADDITION to the City of Klamath Falls, 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 \$ 68,000.00

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.)

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 14 day of January, 1980; 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)

Mark F. Freid
Lori A. Freid

STATE OF OREGON, }
County of Klamath } ss.
January 14, 1980

Personally appeared the above named

Mark F. and Lori A. Freid

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 4/27/82

STATE OF OREGON, County of Klamath) ss.
January 14, 1980

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:

Mark & Lori Freid

GRANTOR'S NAME AND ADDRESS

Ruth Adrienne Ainsworth

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH Klamath First Federal

NAME, ADDRESS, ZIP

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

SHASTA BRANCH Klamath First Federal

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of January, 1980, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M-80 on page 973 or as document/fee/file/instrument/microfilm N79450, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

Fee \$3.50

By Jacqueline Milne Deputy