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cc

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82281

WARRANTY DEED

Vol. M80 Page 5501



KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. FREDEEN and JOYCE-ANN

FREDEEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSAN G. SKAKEL and ROBERT G. MacWHORTER, 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 7 in Block 11 of Dixon Addition to the City of Klamath Falls, Oregon, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service;

License and Agreement for use of Hot Water Well, including the terms and provisions thereof, by and between Grantors herein and Robert William Gori and Cheri Rae Gori, husband and wife, dated December 4, 1979, recorded December 10, 1979, in Vol. M79, page 28398, Deed Records of Klamath County, Oregon.

Trust Deed, including the terms and provisions thereof, executed by Robert J. Fredeen and Joyce-Ann Fredeen, husband and wife, as Grantors, to United States National Bank of Oregon as Trustee, for Thomas A. Fillmore and June E. Fillmore, husband and wife, as Beneficiary, dated December 5, 1979, recorded December 10, 1979, in Vol. M79, page 28396, Mortgage Records of Klamath County, Oregon, to secure payment of \$45,500.00, which Grantees herein assume and agree to pay.

(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 hereinabove set forth, and except reservations and restrictions of record and easements and rights of way of record and those apparent on the land, 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 \$ 48,000.00

~~For the true and actual consideration stated above, the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and except reservations and restrictions of record and easements and rights of way of record and those apparent on the land, and that~~

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 19th day of March, 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)

JOYCE-ANN FREDEEN

By Her Attorney-in-Fact.

STATE OF OREGON,)
County of Klamath,) ss.
March 19, 1980.

STATE OF OREGON, County of) ss.
March 19, 1980.

Personally appeared and who, being duly sworn,

Personally appeared the above named ROBERT J. FREDEEN, Individually, and ROBERT J. FREDEEN as Attorney-in-Fact for JOYCE-ANN FREDEEN,

and acknowledged the foregoing instrument to be his voluntary act and deed, and the voluntary act and deed of said Joyce-Ann Fredeen.

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: 7/19/82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

ROBERT J. FREDEEN and JOYCE-ANN FREDEEN

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of March, 1980, at 3:17 o'clock P.M., and recorded in book/reel/volume No. 830 on page 5501 or as document/fee/file/instrument/microfilm No. 132231, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha D. Hetch Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

SUSAN G. SKAKEL and ROBERT G. MacWHORTER

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
P.O. Box 5141
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

SUSAN G. SKAKEL and ROBERT G. MacWHORTER,
same as above

NAME, ADDRESS, ZIP