

FRONTIER

82717

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PHILIP E. BRATTY and KAREN G. BRATTY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES M. FRIES and CORALEE W. FRIES, 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 16, Block 2, Tract No. 1091, LYNNWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Setback provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line. 2. Restrictions imposed by instrument recorded July 20, 1973 in Volume M73, page 9383 and amended June 9, 1976 in Volume M76, page 8487. 3. Trust Deed in favor of First National Bank of Oregon, recorded in Volume M79, page 6824, which the Grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon 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 \$79,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (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 1st day of April, 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)

STATE OF OREGON,

County of Klamath } ss.
April 1, 1980.

Personally appeared the above named Karen Georgia Bratty, individually and as power of attorney for Phillip E. Bratty and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of Klamath } ss.

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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles M. & Coralee W. Fries
1733 Modoc Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
3rd day of April, 1980,
at 3:09 o'clock P.M., and recorded
in book/reel/volume No. M30 on
page 6236 or as document/fee/file/
instrument/microfilm No. 32717,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha D. Steck Deputy

Fee \$3.50

80 APR 3 PM 3 09