

WARRANTY DEED

Vol. MSO Page

9528


FRONTIER
 TITLE & TRUST CO.

84738

KNOW ALL MEN BY THESE PRESENTS, That ALMA L. SCHULTZ, also known as ALMA SCHULTZ and MARGRETA C. WILCOX, also known as MARGRETA WILCOX hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY O. HOWARD, 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:

Lots 1 and 2, in Block 66, as shown on the map entitled "KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 3", filed in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Public utility easement as set forth in the dedication of said plat.
2. Building setback lines as set forth in the dedication of said plat.
3. Telephone line as shown on recorded plat affecting the Northern portion of 1, Block 66.
4. Covenants, easements and restrictions, imposed by instrument recorded June 24, 1965 in Volume 362, page 400, Klamath County Deed Records.
5. Agreement for common easement, right of way, and maintenance, dated August 10, 1967, recorded August 5, 1971 in volume M71, page 8267.

(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 \$ 18,500.00 .
 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). (The sentence between the symbols ©, 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 23rd day of May, 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)

Alma L. Schultz
Margreta C. Wilcox

STATE OF OREGON,

County of Klamath

May 23, 19 80

Personally appeared the above named
Alma L. Schultz and Margreta
C. Wilcox

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon
My commission expires:

8-23-81

STATE OF OREGON, County of) ss.

Personally appeared , 19 , 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of May, 19 80, at 4:18 o'clock P.M., and recorded in book MSO on page 9528 or as file/reel number 84738, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernetha Heltsch Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry O. Howard
1624 Patterson
Klamath Falls, Or.

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

80 MAY 23 PM 4 16