



FRONTIER

96231

WARRANTY DEED

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ALL MEN BY THESE PRESENTS, That

X H D CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STUART FELLBAUM and SHEILA FELLBAUM, 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 67, Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, Klamath County, Oregon, filed in the office of the County Recorder of said Klamath County.

SUBJECT TO:

1. Reservations and restrictions contained in Area Director Deeds and Land Status Reports, Volume 301, page 561; Volume 301, page 572; Volume 306, page 30; Volume 305, page 36; Volume 310, page 503; Volume 311, page 104; Volume 315, page 530, all Deed Records of Klamath County, Oregon. 2. The regulations and assessments of Nimrod River Park Road District. 3. Public utility easements as delineated in the dedication over the Northern, Eastern and Southern 8 feet of said lot. 4. Building setback along the Western 20 feet of said lot. 5. Covenants, easements and restrictions, recorded in Vol. M67, page 1751, and amended in Vol. M67, page 5062 Microfilm Records.

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 \$ 15,950.00. 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 ©, 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 17 day of February, 1981; 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.
1981

Personally appeared the above named Stuart & Sheila Fellbaum

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1984

X H D CORPORATION

By: Leonard Angres and Brad Andres
x Brad Andres

California
STATE OF OREGON, County of San Diego, ss.
February 17, 1981

Personally appeared Leonard Angres and Brad Andres 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

X H D 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:

Patricia F. Villarino
Notary Public for Oregon California

My commission expires: 4-13-84

PATRICIA F. VILLARINO
(OFFICIAL SEAL CALIFORNIA)
NOTARY PUBLIC
SAN DIEGO COUNTY

My Commission Expires APRIL 13, 1984.

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 23 day of February, 1981, at 10:22 o'clock A.M., and recorded in book/reel/volume No M81 on page 3129 or as document/fee/file/instrument/microfilm No. 96231, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Barbara Addech Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stuart & Sheila Fellbaum
P. O. Box 62
Beatty, Or. 97621

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

81 FEB 23 AM 10 22