

5590

MTC-10719-K

WARRANTY DEED

Page 18824

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. FREEMAN and PATRICIA E. FREEMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS H. DINEEN and CLARA O. DINEEN, 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 3 in Block 19, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Articles of Association, as contained in instrument, including the terms and provisions thereof, recorded April 28, 1971, in Volume M71, page 3698, Microfilm Records of Klamath County, Oregon, and as Amended by instrument recorded August 4, 1971, in Volume M71, page 8194, Microfilm Records of Klamath County, Oregon.
3. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 4, 1971, in Volume M71, page 8196, Microfilm Records of Klamath County, Oregon.

(continued on the reverse side of this deed)
(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 stated above and on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 2,700.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE STATED CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, AND THAT NO OTHER CONSIDERATION HAS BEEN PAID OR PROMISED WHICH IS PART OF THE CONSIDERATION FOR THIS DEED.~~ (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 9th day of October, 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.

James L. Freeman
JAMES L. FREEMAN

Patricia E. Freeman
PATRICIA E. FREEMAN

STATE OF CALIFORNIA

COUNTY OF

Orange

SS.

On

10/9/81

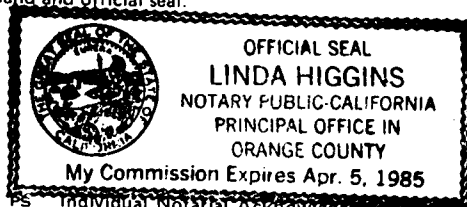
before me, the undersigned, a Notary Public in and for said State, personally appeared

PATRICIA E. FREEMAN JAMES L. FREEMAN

known to me to be the person(s) whose name(s) are subscribed to the within Instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)



023200 6-80* 25 PS Individual Notarial Acknowledgment

Linda Higgins
(Notary Public's Signature)

My commission expires:

My commission expires:

Mr. & Mrs. James L. Freeman
11852 MacGill
Garden Grove, CA 92641

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Louis H. Dineen
1700 Palm Street
Fountain Valley, CA 92708

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

(continued from the reverse side of this deed)

4. Subject to the interest of Union Bank, a California banking association, if any, as disclosed by Assignment of Beneficial Interest under Subdivision Agreement, recorded August 12, 1979, in Volume M79, page 19111, Klamath County Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 20th day of October A.D. 19 81 at 3:30 o'clock P M., and

duly recorded in Vol. M81, of Deeds on Page 18324.

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00