

1-1-74

3613

WARRANTY DEED

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MYC 5167

KNOW ALL MEN BY THESE PRESENTS, That Louise E. Ash, aka Louise E.

Roethler

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce Froemke

, 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:

The Southerly 50 feet of Lot 3, Block 6, LAKESIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. All reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

(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 those as herein set forth

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 \$ 7,147.11

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,147.11. The consideration indicated in the body of this deed is not the actual consideration paid for this transfer, but is a recital of the consideration paid for this transfer.~~

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 25th day of February, 19 82.  
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.

Louise E. Ash  
Louise E. Ash, aka Louise E. Roethler

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

25 February, 19 82

STATE OF OREGON, County of Klamath ss.

25 February, 19 82

Personally appeared \_\_\_\_\_ and

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named Louise E. Ash, aka Louise E. Roethler

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

Before me:

Notary Public for Oregon

My commission expires: 5/1/84

Louise E. Ash, aka Louise E. Roethler  
P.O. Box 1391  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Bruce Froemke  
Route 5, Box 1033  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company  
407 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Gary O. & Patricia J. Carpenter  
6641 Hilton Drive  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2 day of March, 19 82, at 2:13 o'clock P.M., and recorded in book/reel/volume No. M. 82 on page 2638 or as document/fee/file/instrument/microfilm No. 9613, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Joyce M. Chase Deputy  
Fee \$4.00

SPACE RESERVED FOR RECORDER'S USE

My Commission Expires 5/1/84