

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTL 12196-L 4916
Vol. 1283

KNOW ALL MEN BY THESE PRESENTS, That

Frank Delano Rollins and Diane Rollins, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Gerald P. Corgiat, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 1 of TRACT 1088, FERNDAL, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 on the reverse of this deed, or those apparent upon the land, if any,
as of the date of this deed.

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 \$ 72,000.00
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 1 day of April, 1983;
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, 1983

Personally appeared the above named
Frank Delano Rollins and
Diane Rollins

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Anda Stette*
Notary Public for Oregon
My commission expires: 7/13/85

STATE OF OREGON,
County of Klamath } ss.
April 1, 1983

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 _____

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:

Frank Rollins and Diane Rollins

GRANTOR'S NAME AND ADDRESS

Gerald P. Corgiat
5441 Bartlett
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ } ss.

I certify that the within instru-
ment 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

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. A 25 foot building set back from Bartlett Avenue as shown on dedicated plat.
3. Utility easement along the North 16 feet of lot, as shown on the dedicated plat.
4. Reservations as contained in the dedicated plat.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: January 6, 1975

Recorded: January 9, 1975

Volume: M75, page 345, Microfilm Records of Klamath County, Oregon

Amount: \$25,900.00

Grantor: Frank Delano Rollins and Diane Rollins, husband and Wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association

Said Deed of Trust Buyer agrees to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 4 day of April A.D. 1983 at 10:30 AM A

duly recorded in Vol. M83 of Mortgages on 4916

EVLYN BIEHN, Clerk

By [Signature]

8.00