

32552

K-36272

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That

SUSIE L. FREEMAN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. L. RIED and MIDGE E. RIED, husband and wife 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:

S 1/2 of the E 1/2 of Lot 5 in Block 2 also known as Lot 5C in Block 2 of KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 reservations and restrictions contained in deeds recorded in Volume 134, page 291; Volume 341, Page 478; and those contained in the dedication of Klamath Falls Forest Estates Sycan Unit.

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 \$2,000.00.

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 13 day of January, 1984; 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.

Susie L. Freeman  
Susie L. Freeman

STATE OF OREGON,  
County of Marion } ss.  
January 13, 1984.

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named Susie L. Freeman and acknowledged the foregoing instrument to be her voluntary act and deed.

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, of said corporation and that said instrument is the corporate seal 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.

Notary Public for Oregon  
My commission expires: 2-7-87

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

FREEMAN, Susie L.

GRANTOR'S NAME AND ADDRESS

RIED, E. L. & Midge E.

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. E. L. Ried  
4725 N. 55th Ave.  
Phoenix, AZ 85031

Until a change is requested all tax statements shall be sent to the following address.  
Mr. & Mrs. E. L. Ried  
4725 N. 55th Ave.  
Phoenix, AZ 85031

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of January, 1984, at 1:36 o'clock P.M., and recorded in book/reel/volume No. M24 on page 817 or as document/fee/file/Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Pam Smith, Deputy

Fee: \$4.00