

40883

WARRANTY DEED

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15352

KNOW ALL MEN BY THESE PRESENTS, That RONALD P. FRIEDRICH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD K. FRIEDRICH and VIVIAN R. FRIEDRICH, 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:

(3923 Green Springs Drive, Klamath Falls, Oregon)

Lot 19 less the West 2 feet and All of Lot 20 in  
Block 2 of LENOX ADDITION, Klamath Falls, 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

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 \$ 7,500.00

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 26<sup>th</sup> day of November, 1976; 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)

Ronald P. Friedrich  
RONALD P. FRIEDRICH

STATE OF OREGON,

County of Klamath } ss.  
November 26, 19 76

Personally appeared the above named  
RONALD P. FRIEDRICH

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

Before me:

Notary Public for Oregon

My commission expires: 9/1/80

RONALD P. FRIEDRICH

GRANTOR'S NAME AND ADDRESS

DONALD K. & VIVIAN R. FRIEDRICH  
P. O. Box 926  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
DONALD K. & VIVIAN R. FRIEDRICH  
P.O. Box 926

Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

DONALD K. & VIVIAN R. FRIEDRICH  
P.O. Box 926  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_

\_\_\_\_\_, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the  
5th day of September, 1984,  
at 3:12 o'clock P.M., and recorded  
in book M84 on page 15352 or as  
file/reel number 40883,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pm Smith Deputy

Fee: \$4.00

Index: \$1.00

5.00