

OK

70784

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mildred Jane Fredricks and Harry J. Fredricks hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mildred Jane Fredricks and Harry J. Fredricks, 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:

Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30 of the Resub-division of Block 23 of Industrial Addiiton 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.

This deed is being recorded to create an estate by the entirety in the grantees herein.

(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 of record and those apparent on the land.

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 \$ None. <sup>①</sup> However, if the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). <sup>②</sup> (The sentence between the symbols <sup>①</sup>, 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 January, 19 87 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, }  
County of Klamath } ss.  
January 26<sup>th</sup>, 19 87.

Personally appeared the above named  
Mildred Jane Fredricks  
and Harry J. Fredricks

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

Before me, Trudie Durant  
(OFFICIAL SEAL) **TRUDIE DURANT**  
Notary Public for Oregon  
My commission expires: 9/30/89

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

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation,  
affix corporate seal)

Fredricks

GRANTOR'S NAME AND ADDRESS

Fredricks

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry and Mildred Fredricks  
1919 Benson  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Harry and Mildred Fredricks  
1919 Benson  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
27<sup>th</sup> day of January, 19 87,  
at 8:34 o'clock A.M., and recorded  
in book/reel/volume No. M87 on  
page 1276 or as fee/file/instru-  
ment/microfilm/reception No. 70784,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$5.00

By Ann Smith Deputy