

98156

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m89 Page 4587

KNOW ALL MEN BY THESE PRESENTS, That ROGER J. FREI AND LAUREN R. FREI,
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP S. RAMSTAD
AND N. LYNNE RAMSTAD, husband and wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 in Block 3 of TRACT NO. 1036, SECOND ADDITION TO VALLEY VIEW,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Account NO. 41 3909 012BB 0700

"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."

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 and the above granted premises, free from all encumbrances

except those of record and apparent to the land

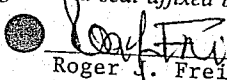
and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

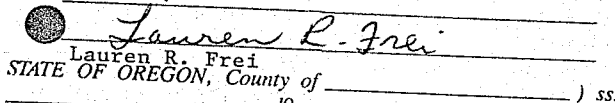
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 61,000.00

~~However, the actual consideration paid for this transfer includes the property tax 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 16 day of March, 19 89 ;
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.


Roger J. Frei


Lauren R. Frei
STATE OF OREGON, County of _____) ss.

STATE OF OREGON,
County of Deschutes) ss.
March 16, 19 89.

Personally appeared the above named
ROGER J. FREI
LAUREN R. FREI

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 _____

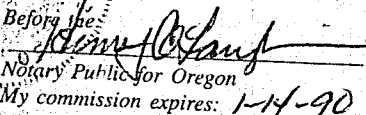
and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors; and
each of them acknowledged said instrument to be its voluntary act and
deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

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

Before me
(OFFICIAL SEAL) 
Notary Public for Oregon
My commission expires: 1-14-90

Roger J. & Lauren R. Frei
c/o KFF
GRANTOR'S NAME AND ADDRESS
Philip S. & N. Lynne Ramstad
5815 Independence Ave.
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was
received for record on the 17th
day of March, 19 89,
at 12:08 o'clock P. M., and recorded
in book M89 on page 4587 or as
file/reel number 98156,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Quinn Miller, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY