MOUNTAIN TITLE COMPANY

MTC 26017

WARRANTY DEED

41527

Vol. M92 Page 4042

KNOW ALL MEN BY THESE PRESENTS, That LEONARD H. FREISER and HELEN FREISER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. GREER and DORIS L. GREER, 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, the 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:

Lot 1 in Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'92 FEB 27 AM 11 11

MOUNTAIN TITLE COMPANY

"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 those apparent upon the land, if any, as the date of this deed 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 $ 81,500.00 [illegible]

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 27th day of February, 1992; 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.

LEONARD H. FREISER

HELEN FREISER

STATE OF OREGON, County of Klamath) ss.
February 27, 1992.

Personally appeared the above named LEONARD H. FREISER, HELEN FREISER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Tracie V. Chandler
Notary Public for Oregon
My commission expires: 7-6-94

OFFICIAL SEAL
TRACIE V. CHANDLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 000112
MY COMMISSION EXPIRES JULY 06, 1994

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 ___, by _____, _____ president, and by _____, _____ secretary of _____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires:

LEONARD H. FREISER and HELEN FREISER
1215 S.E. 16th Ave
Portland OR 97214
GRANTOR'S NAME AND ADDRESS

RICHARD L. GREER and DORIS L. GREER
6728 Shasta Way
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
RICHARD L. GREER and DORIS L. GREER
Klamath First Federal S&L
540 Main St., Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
RICHARD L. GREER and DORIS L. GREER
same as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 27th day of Feb., 19 92, at 11:11 o'clock AM., and recorded in book M92 on page 4042 or as file/reel number 41527, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paulina Mullendore Deputy

Fee $30.00

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