

1967/50 28-3852

KNOW ALL MEN BY THESE PRESENTS, That BRUCE A. FROEMKE and NANCY L. FROEMKE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH GOBBELL and ROSE V. GOBBELL, 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:

A tract of land lying in the NE 1/4 of NW 1/4 of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point which lies S 1°21' W 460.1 feet and N 89°09' W 20 feet from the quarter corner common to Sections 7 and 18, said Township and Range; thence N 89°09' W 726.9 feet; thence S 6°02' W 146.0 feet; thence S 89°09' E 738.84 feet; thence N 1°21' E 145.4 feet to the point of beginning, lying in the NE 1/4 of NW 1/4 of said Township and Range.

SUBJECT TO: All future real property taxes and assessments; rights of the public in and to any portion of said premises lying within the limits of public roads and highways; reservations, restrictions, easements and rights of way of record, and those apparent on the land;

(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 as above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 9,264.14

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 31st day of October, 1972.

Bruce A. Froemke
Nancy L. Froemke

STATE OF OREGON, County of Klamath, ss. October 31, 1972.
Personally appeared the above named BRUCE A. FROEMKE and NANCY L. FROEMKE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires 9/23/73 1-7-76

NOTE—The sentence between the symbols Ⓢ. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Bruce A. Froemke et ux

TO

Ralph Gobbell et ux

AFTER RECORDING RETURN TO

Western Bk
P.O. Box 1864
City

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of NOVEMBER, 1972, at 3:35 o'clock P.M., and recorded in book M 72 on page 13167 or as filing fee number 70365, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drayl Deputy