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# 28-6205

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that STEPHEN C. FRONCKOWIAK and EARLEEN E. FRONCHOWIAK, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to grantors paid by DONALD N. SULLIVAN and JOCELYN I. SULLIVAN, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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:

Tract 86 of YALTA GARDENS, Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;  
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District;  
3. Regulations, including levies, assessments, rights of way and easements of the South Suburban Sanitary District;  
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Yalta Gardens;  
5. Conditions and restrictions, but omitting restrictions, if any, based, on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 14, 1948, in Book 220 at page 383, Deed Records;  
6. Conditions and restrictions, but omitting restrictions, if any, based, on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 11, 1948, in Book 220 at page 314, Deed Records;  
7. Set back provisions as delineated on the recorded plat, 30 feet from front lot line.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and

WARRANTY DEED, PAGE ONE.

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that Grantors 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 \$21,500.00.  
WITNESS Grantors' hands this 30th day of November, 1973.

Stephen C. Fronckowiak  
Earleen E. Fronckowiak

STATE OF OREGON  
County of Klamath

) ss. November 30th 1973.

Personally appeared the above-named STEPHEN C. FRONCKOWIAK and EARLEEN E. FRONCKOWIAK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 11/1/77

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.  
this 30th day of NOVEMBER A. D., 19 73 at 4:06 o'clock P M., and duly recorded in  
Vol. M 73 of DEEDS on Page 15553  
FEE \$ 4.00

By WM. D. MILNE, County Clerk  
Hazel Drayton, Deputy

WARRANTY DEED, PAGE TWO.

After recording return to: Mr. and Mrs. Donald N. Sullivan,  
322 Coli Street, Klamath Falls, Oregon 97601