

87512



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that FRONTIER GUEST RANCH, an Oregon Corporation, in consideration of Ten and no/100 (\$10.00) Dollars, to it paid by ANNE O. STEPHENS, has bargained and sold and by these presents does grant, bargain, sell and convey unto the said ANNE O. STEPHENS, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

Lot 7, Tract A, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all its estate, right, title and interest at Law and Equity therein and thereto, except as above limited.

TO HAVE AND TO HOLD the above described and granted premises unto the said ANNE O. STEPHENS, her heirs and assigns forever. And the FRONTIER GUEST RANCH, grantor above named, does covenant to and with ANNE O. STEPHENS, grantee above named, her heirs and assigns, that it, FRONTIER GUEST RANCH, is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, and that it will, and its successors shall warrant and defend the same and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, FRONTIER GUEST RANCH, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary and its corporate seal to be hereunto affixed this 31st day of March, 1961.

FRONTIER GUEST RANCH

By Harold J. Fish  
PresidentBy H. C. Carstrom  
Secretary

(1-Warranty Deed)

L. ORTH SISEMORE  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON

STATE OF OREGON }  
COUNTY OF KLAMATH } ss.

March 31, 1961.

Personally appeared HAROLD J. FISH, who, being first duly sworn, did say that he is President of FRONTIER GUEST RANCH 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

*L. B. Roseman*  
Notary Public for Oregon  
My Commission Expires: 4/3/64

STATE OF ARKANSAS }  
COUNTY OF GARLAND } ss.

March 07, 1961

Personally appeared C. O. CARLSTROM, who, being first duly sworn, did say that he is the Secretary of FRONTIER GUEST RANCH 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

*Helen Curtis*  
Notary Public for Arkansas  
My Commission Expires: 1 Aug 1963

Tax Statements to be mailed to: Ralph Ovgard, 1839 Wiard St, Klamath Falls, Oregon

Return to: H. F. Smith  
Attorney at Law  
538 Main St  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of H. F. SMITH

this 9th day of APRIL A. D. 1974 at 10:46 o'clock A.M., and  
duly recorded in Vol. M 74, of DEEDS on Page 4290.

FEE \$ 4.00

W. D. MILNE County Clerk

*Hazel L. Langel*

(2-Warranty Deed)

L. ORTH BISEMORE  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON