

11446

WARRANTY DEED

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MTC #1507

KNOW ALL MEN BY THESE PRESENTS, That NORMAN P. FRALEY and GEANNE G. FRALEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT NELSON and THELMA M. NELSON, husband and wife, as to an undivided 1/2 interest AND \*\*, 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:

Lot 31, Block 22 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\* WESLEY J. BLANKENSHIP and DONNA L. BLANKENSHIP, husband and wife, as to an undivided 1/2 interest

(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 covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record

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 \$3,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of March, 1976; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath  
March 17, 1976.

Personally appeared the above named  
Norman P. Fraley and Geanne G. Fraley

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.  
1976.

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)

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 17th day of MARCH, 1976, at 11:19 o'clock A.M., and recorded in book M 76 on page 3806 or as file/reel number 11446. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Mr. & Mrs. Albert Nelson & Mrs. Wesley J. Blankenship  
3709 Rio Vista  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Albert Nelson  
3709 Rio Vista  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

76 MAR 18 PM 12 28  
76 FEB 26 PM 2 31