

18545

WARRANTY DEED

Vol. 76 Page 13818

KNOW ALL MEN BY THESE PRESENTS, That GARRY L. FRAHM and COLENE T. FRAHM, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D. MICHAEL CHANDLER and LINDA G. CHANDLER, 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:

Lot 13 in Block 209, MILLS SECOND 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.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Reservations, conditions and restrictions as contained in deed recorded December 1, 1913 in Volume 41, page 270, Deed Records of Klamath County, Oregon, Klamath Korporation to C. D. Moore.

(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 shown above, 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 \$24,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 31st day of August, 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)

GARRY L. FRAHM

COLENE T. FRAHM

STATE OF OREGON,)
County of Klamath) ss.
August 31, 1976

STATE OF OREGON, County of) ss.
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Personally appeared the above named
Garry L. Frahm and Colene T. Frahm

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

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-10-77

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
D. Michael Chandler
2135 Radcliffe
Klamath Falls, Oregon
NAME, ADDRESS, ZIP
Dept. of Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instrument was received for record on the 3rd day of SEPTEMBER, 1976, at 1:56 o'clock P.M., and recorded in book M. 76 on page 13818 or as file/reel number 13818, Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

By _____ Recording Officer
Deputy

FEE \$ 3.00