

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID E. FRANKE and PEGGY FRANKE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILL G. VANDUSEN and DIANE M. VANDUSEN, 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 2 in Block 4, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. An 8 foot utility easement as shown on dedicated plat. (along the Southerly portion of lot)
2. Reservations and restriction as shown in plat dedication.
3. Covenants, conditions and restrictions imposed by instrument recorded June 13, 1974 in Volume M74, page 7311, and also imposed by instrument recorded July 18, 1974 in Volume M74, page 8744, Microfilm Records of Klamath County, Oregon.
4. Subject to the proposed organizing of the "Bley-Was Heights Owners Association," as evidenced by Deed instrument recorded June 22, 1976, in Volume M76, page 9301, Microfilm Records of Klamath County, Oregon.

(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 set forth above and apparent upon the land,

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 \$25,900.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the true and actual 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 4 day of February, 1977; 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)

David E. Franke
Peggy Franke

STATE OF OREGON,

County of Deschutes,
Feb. 4, 1977.Personally appeared the above named David E. Franke and Peggy Franke

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

Before me:
William M. Emerson
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-31-80

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____,

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 _____,

a corporation, 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:
William M. Emerson
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instrument was received for record on the 14 day of FEBRUARY, 1977, at 11:19 o'clock A. M., and recorded in book M77 on page 2636 or as file/reel number 25423

Record of Deeds of said county.

Witness my hand and seal of County affixed.

FEE \$3.00

WM. D. MILNE

By *Hazel Draz* Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill G. Van Dusen
Gladys Driver
Blg. Box 97622
NAME, ADDRESS, ZIP

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

Same as above
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Go to the
the
secure the
NOW
mortgages to
which said deed
Lot 2 in Block
plat thereof