

27388

MTC # 1088-3025

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5274

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TIMOTHY R. FROMWILLER and NORMA JEAN FROMWILLER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS E. YATES and LINDA LOU YATES, 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 4, FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Assessments of South Suburban Sanitary District and Klamath Irrigation District; conditions and restrictions, building setback line, easement for irrigation ditch along rear lot line as shown on dedicated plat; reservations contained in deed recorded December 13, 1955 in Volume 280 at page 3, Deed 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 stated 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 \$ 36,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 28 day of March, 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)

Timothy R. Fromwiller
Timothy R. Fromwiller

Norma Jean Fromwiller
Norma Jean Fromwiller

STATE OF OREGON,

County of DeschutesMarch 28, 1977.

STATE OF OREGON, County of

1977.

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

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 be-

half 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: 10-14-79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Timothy R. & Norma Jean Fromwiller
21067 Thomas Drive
Bend, OR

GRANTOR'S NAME AND ADDRESS

Dennis E. & Linda Lou Yates
4431 Bristol
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Dennis E. Yates
4431 Bristol
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs
1225 Ferry Street SE
Salem, OR 97310 Loan No. M-64329
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
20th day of March, 1977,
at 10:33 o'clock A.M., and recorded
in book M. 77 on page 5274 or as
file/reel number 27388

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MLINE

Recording Officer

By Hazel Drake Deputy

FEE \$ 3.00