

KNOW ALL MEN BY THESE PRESENTS, That MARLON JANNUZZI and LOIS A. JANNUZZI, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN C. FRONCKOWIAK and EARLEEN E. FRONCKOWIAK, 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 38 of Block 3 in TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Utility easements as shown on dedicated plat.
2. Reservations as contained in plat dedication.
3. Covenants, conditions, restrictions and easements, recorded in Volume M76, page 13888, 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

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 \$ 35,500.00. 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 23 day of June, 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)

STATE OF OREGON,)
County of Klamath) ss.
June 23, 1977

Personally appeared the above named
Marlon Jannuzzi and Lois A.
Jannuzzi

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

Before me:
(OFFICIAL SEAL) *By Lynn Blum*

Notary Public for Oregon
My commission expires: 6-16-81

STATE OF OREGON, County of) ss.
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 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:

Marlon Jannuzzi and Lois A. Jannuzzi

GRANTOR'S NAME AND ADDRESS

Stephen C. Fronckowiak & Earleen E. Fronckowiak

GRANTEE'S NAME AND ADDRESS

Stephen C. Fronckowiak & Earleen E. Fronckowiak

5363 Gatewood Dr.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of JUNE, 1977, at 12:03 o'clock PM., and recorded in book M77 on page 11065 or as file/reel number 31487. Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

By *Harriet May* Recording Officer
Deputy

FEE \$ 3.00