

33771

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN DAVID FRY and KATHLEEN Y. FRY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD E. BOTENS and EILEEN M. BOTENS, 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:

Lots 29 and 30 of ANKENY GARDEN TRACTS, 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 1977-1978, a lien but not yet due and payable.
2. Regulations of the Klamath Irrigation District.
3. Reservations as contained in deed recorded May 8, 1944 in Volume 164, page 515, 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 set forth 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 \$ 57,500.00. However, the actual consideration consists of or includes other property or value given or promised which 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 August, 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.
August 8th, 1977

Personally appeared the above named
John David Fry and Kathleen Y.
Fry

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

Notary Public for Oregon
My commission expires: 4/24/81

JOHN DAVID FRY

KATHLEEN Y. FRY

STATE OF OREGON, County of _____, 19____ 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: _____

Mr. and Mrs. John D. Fry

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Richard E. Botens

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main

NAME, ADDRESS, ZIP

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

Richard E. Botens
6323 Redding Dr.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of August, 1977, at 10:49 o'clock A.M., and recorded in book M 77 on page 11361 or as file/reel number 33771. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Hazel May Deputy
Fee \$3.00