

40801

WARRANTY DEED

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24765

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA T. FRANKENBERRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. DANIEL RICE and SYLVIA S. RICE, 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: The South 33 feet of Lot 7 and the North 42 feet of Lot 8, Block 1, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers, of South Suburban Sanitary District.
2. Rules, regulations and statutory powers, of Klamath Irrigation District.
3. Building setback line 20 feet from Gary Street as shown on dedicated plat.
4. Public utilities easement along rear lot lines as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions, recorded October 5, 1959 in Volume 316, page 326 and amended in instrument recorded September 29, 1961 in Volume 332, page 660, all 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 those set forth above and those apparent upon the land.

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 \$33,900.00. 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 20th day of December, 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

December 20,

19 77.

Personally appeared the above named Patricia T. Frankenberg

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

Before me, Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19 _____

_____ 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: Notary Public for Oregon

My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Fed. So. 6th St.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of December, 1977, at 3:30 o'clock P.M., and recorded in book M77 on page 24765 or as file/reel number 40801

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha A. Helich Deputy
Recording Officer

Fee \$3.00