

L#01-41580 M/T 6428

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

48771

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FLORICE M. FRANK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth C. Niswender and Christine M. Niswender, 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 100, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk 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 easements or restrictions of record, common to the area or apparent on the face of 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 \$41,900.00. The whole consideration is hereby acknowledged to be its voluntary act and deed.

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 day of MAY, 1978; 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)

Florice M. Frank
Florice M. Frank

CALIFORNIA
STATE OF OREGON,
County of LASSEN } ss.
MAY 15, 1978

CALIFORNIA
STATE OF OREGON, County of LASSEN } ss.
MAY 15, 1978

Personally appeared FLORICE M. FRANK 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

Personally appeared the above named FLORICE M. FRANK and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Cleta R. Buchee
(OFFICIAL SEAL) Notary Public for CALIFORNIA
My commission expires: 2-13-82

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: Cleta R. Buchee
(OFFICIAL SEAL) Notary Public for CALIFORNIA
My commission expires: 2-13-82

FLORICE M. FRANK
(P.O. BOX 397)
KLAMATH FALLS, OREGON 97601
GRANTOR'S NAME AND ADDRESS
KENNETH C. & CHRISTINE M. NISWENDER
3500 BRISTOL
KLAMATH FALLS, OREGON 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
MR. & MRS. KENNETH C. NISWENDER
923 Merryman
KLAMATH FALLS, OREGON 97601
NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the following address:
KENNETH C. & CHRISTINE M. NISWENDER
923 Merryman
KLAMATH FALLS, OREGON 97601
NAME, ADDRESS, ZIP

STATE OF OREGON
County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of May, 1978, at 11:41 o'clock AM., and recorded in book M78 on page 10843 or as file/reel number 48771.

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

Wm. D. Milne
By [Signature] Recording Officer
Deputy

Fee \$3.00