

A-29515

WARRANTY DEED

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I. K. VANHOOK and LETA VANHOOK, husband and wife, Grantors, warrant and convey to JOHN C. FRANK and CONSTANCE A. FRANK, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, and Government Lot 5, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, lying West of the Great Northern Railroad right-of-way. SAVING AND EXCEPTING that portion deeded to the United States of America in Deed Vol. 96, page 387, records of Klamath County, Oregon for canal purposes.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, executed by Vern Hickman Berry and Marjorie Dehlinger Berry, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs, dated December 16, 1958, recorded December 18, 1958, in Volume 187 at page 66, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$21,750.00, which Mortgage shall be the obligation of Grantors herein

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Hundred Twenty Five Thousand and No/100ths (\$125,000.00) DOLLARS.

Return to Same

Until a change is requested, all tax statements shall be mailed to: John Frank Rt 1 Box 10840 Hwy 29 K. Falls

DATED this 7 day of July, 1978.

I. K. Vanhook

Leta Vanhook

STATE OF OREGON)

County of Klamath)

ss.

July 7, 1978.

Personally appeared the above-named I. K. VANHOOK and LETA VANHOOK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public Oregon

My Commission expires: 8-19-79

WILLIAM P. BRANDENESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of July, A.D., 19 78 at 3:14 o'clock P. M., and duly recorded in Vol. M78 of Deeds on Page 15873.

FEE \$3.00

WM. D. MILNE, County Clerk

[Signature]

Deputy

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