

57936

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLARD S. MILLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE A. FROMKE and GARY D. FROMKE, as tenants in common, 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:

SEE EXHIBIT "A" attached hereto

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon 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 \$ 995.00

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 17th day of October, 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.

Willard S. Mills
Willard S. Mills

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
October 17, 1978.

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named Willard S. Mills

_____ 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 _____

_____ and acknowledged the foregoing instrument to be _____ his _____ voluntary act and deed.

_____ a corporation, 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.

(OFFICIAL SEAL)

NANCY L. FROEMKE
NOTARY PUBLIC-OREGON

Notary Public for Oregon
My commission expires: 10/21/6/28/80

Notary Public for Oregon
My commission expires: 10/21/6/28/80

(OFFICIAL SEAL)

WILLARD S. MILLS

GRANTOR'S NAME AND ADDRESS
BRUCE A. FROMKE
Rt. 5, Box 1033
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
BRUCE A. FROMKE
Rt. 5, Box 1033
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
BRUCE A. FROMKE
Rt. 5, Box 1033
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as tile/reef number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

24967A

DESCRIPTION:

Lot 20, Block 15, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in Klamath County Deed Records in Volume M69, page 81, Office of County Clerk, Klamath County, Oregon

SUBJECT TO:

1. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

2. The taxes for 1978-79 are now a lien, but not yet payable.
NOTE: The taxes for 1977-78 are paid in the amount of \$13.09

3. Reservations and restrictions contained in deed from Long Pine Lumber Company, a corporation, to Crater Lake Lumber Company, a corporation, dated May 25, 1937, recorded May 25, 1937, Deed Vol. 109, page 543, records of Klamath County, Oregon, as follows:
"The grantors reserve to themselves from this conveyance all oil and minerals in said lands and they and their heirs and assigns shall have the right to, at all times, enter upon the above-mentioned premises and to bore wells and make excavations on same for the purpose of discovering and to remove therefrom all oil and other minerals found thereon.

4. Reservations and restrictions contained in the dedication of Klamath Falls Forest Estates Highway 66 Unit Plat No. 1, as follows: "said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record. Lot 1 Block 1 is hereby dedicated to Klamath County for refuse disposal.

5. Declarations of Establishment of Conditions, Covenants and Restrictions, Affecting Real Property, including the terms and provisions thereof, executed by Outdoor Land Development Corp., an Oregon corporation, and Valiant Development Corp., an Oregon corporation, doing business as Klamath Forest Estates, and SSD Corporation, an Oregon corporation, dated May 28, 1963, recorded July 12, 1963, Deed Vol. 346, page 473, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss..

I hereby certify that the within instrument was received and filed for record on the 6th day of November A.D., 1978 at 2:31 o'clock P.M., and duly recorded in Vol. M78 of Deeds on Page 24967.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernice A. Schuch Deputy