

K-31170

58880

WARRANTY DEED

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Page

26584

KNOW ALL MEN BY THESE PRESENTS, That Walter Frame

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Western Sun Properties, 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 3, 4 and 5, Block 47, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Charges and Assessments of the City of Klamath Falls for monthly water and/or sewer service.
2. Easement, including the terms and provisions thereof, given by Klamath County, Oregon, a public corporation acting by and through its Board of County Commissioners, to the United States of America, dated January 9, 1952, recorded February 13, 1952, in Volume 252, page 574, Deed Records of Klamath County, Oregon. Said easement pertaining to transmission of electricity.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

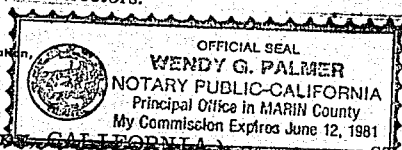
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which): None (The sentence between the symbols None, 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 19 day of November, 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)



Walter Frame
Walter Frame

STATE OF OREGON, County of MARIN, ss.
November 19, 1978.

STATE OF OREGON, County of _____, ss.
_____, 19____.

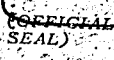
Personally appeared the above named Walter Frame

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 _____

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

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:



Wendy G. Palmer
Notary Public for Oregon
My commission expires June 12, 1981

(OFFICIAL SEAL)

Frame

GRANTOR'S NAME AND ADDRESS

Western Sun Properties

GRANTEE'S NAME AND ADDRESS

After recording return to:

Western Sun Properties
% Steve Josse Rt. 1, Box 10
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 24th day of November, 1978, at 2:07 o'clock P.M., and recorded in book M78 on page 26584 or as file/reel number 58880.

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

M. D. Milne Recording Officer
By Bernice Shetich Deputy

Fee \$3.00