

71411

WARRANTY DEED

Vol. 79 Page 17943

KNOW ALL MEN BY THESE PRESENTS, That John C. Frank and Constance A. Frank

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John C. Frank and Constance A. Frank, husband and wife as to an undivided one third interest in the grantee, does hereby grant, bargain, sell and convey unto the said grantee and wife as to an undivided 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:

All that portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, lying East of the Grant Northern Railroad and West of Nylander Drain, TOGETHER WITH AN EASEMENT 20' in width lying South and parallel to the Dehlinger Lane, extending from the G. Canal to Nylander Drain to be used for irrigation and drainage purposes as disclosed by Deed recorded in Vo. M79 page 11447, records of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land;

(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.

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 \$ 0. 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 25 day of July, 1979; 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)

John C. Frank

Constance A. Frank

Constance A. Frank

STATE OF OREGON,

County of Klamath ss.

July 25, 1979

Personally appeared the above named

John C. Frank and Constance A. Frank

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

8-5-79

STATE OF OREGON, County of ss.

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

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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. John C. Frank  
9002 Dehlinger Lane  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27 day of July, 1979, at 3:21 o'clock P.M., and recorded in book M79 on page 17943 or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Hazel Day Deputy

Fee \$3.00