

1-74

87022

WARRANTY DEED

Vol. 1780 Page 13299

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA I. WARNER, who took title as PATRICIA I. FRANKENBERY, an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOB D. ALEXANDER, 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:

All of Lots 26, 27, 28, 29, 30, 31, and the East 10.00 feet of Lot 25, Block 3 of St. Francis Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

Rules, regulations and assessments of South Suburban Sanitary District.

Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

(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

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 \$ 20,000.00.

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 16th day of July, 1980; 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.

Patricia I. Warner
PATRICIA I. WARNER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Jackson) ss.
July 16, 1980, 19 80.

Personally appeared the above named

PATRICIA I. WARNER

STATE OF OREGON, County of) ss.
19

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:

(OFFICIAL SEAL)

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

Notary Public for Oregon
My commission expires: 4-26-81

Notary Public for Oregon
My commission expires:

PATRICIA I. WARNER

P. O. Box 447

Rogue River, OR 97537

GRANTOR'S NAME AND ADDRESS

BOB D. ALEXANDER

5530 Independence

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

BOB D. ALEXANDER

5530 Independence

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

BOB D. ALEXANDER

5530 Independence

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of July, 1980, at 1:33 o'clock P.M., and recorded in book M80 on page 13299 or as file/reel number 87022, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Skitsch Recording Officer
Deputy

Fee \$3.50

80 JUL 17 PM 1 33

col 350