

89531

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That NOVA ABERCROMBIE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR L. FRY, a married man, 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:

The SE 1/4 of Section 30, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations and restrictions, as contained in instrument recorded in Volume 305, page 527, United States of America, to Eunice Barkley, including but not limited to the following:
"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."

(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 stated above or those apparent upon the land, if any, as of the date of this deed

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 in part of the consideration (hereinafter) of 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 10th day of September, 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.

(If executed by a corporation, affix corporate seal)

NOVA ABERCROMBIE
NOVA ABERCROMBIE

STATE OF OREGON,

County of Klamath LANE } ss.
SEPTEMBER 10th, 1980

Personally appeared the above named
NOVA ABERCROMBIE

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

Before me:

(OFFICIAL SEAL) *Anthony J. Chalmers*

Notary Public for Oregon

My commission expires: 12-25-84

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 _____

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)

Ms. Nova Abercrombie

324 N. 18th St.
Springfield, OR 97477
GRANTOR'S NAME AND ADDRESS

Mr. Arthur L. Fry

Rt. 2 Box 591
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of _____ September, 1980, at 2:37 o'clock P.M., and recorded in book M80 on page 17254 or as file/reel number 89531, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Bernetha J. Helch* Recording Officer
Deputy
Fee \$3.50

MOUNTAIN TITLE COMPANY