

1-1-74

94093

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DENNIS W. FROEMKE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY KOUWENBERG, 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:

Lot 18, Block 19, Second Addition to Klamath River Acres of Oregon, Ltd., according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all uncleared exceptions contained in the Klamath County Title Report No. K-33631, dated August 27, 1980, a copy of which was delivered to Purchaser.

(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 \$11,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of October, 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)

DENNIS W. FROEMKE

STATE OF OREGON,

County of Klamath

ss.

October 13, 1980.

Personally appeared the above named

DENNIS W. FROEMKE

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

(OFFICIAL SEAL)

Before me, Betty Hazel, Notary Public for Oregon

My commission expires: 6-30-84

STATE OF OREGON, County of _____, 19____ 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)

DENNIS W. FROEMKE

2725 Montellus St.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

LARRY VAN KOUWENBERG

Rt. 5 Box 1031, Sp. 32

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

LARRY VAN KOUWENBERG

Rt. 5 Box 1031, Sp. 32

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

LARRY VAN KOUWENBERG

Rt. 5 Box 1031, Sp. 32

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 23rd day of December, 1980, at 2:36 o'clock P.M., and recorded in book M80 on page 24902 or as file/reel number 94093.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha S. Heltsch Recording Officer Deputy

Fee \$3.50

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