

WARRANTY DEED

JOSEPHINE COUNTY TITLE CO. P.O. BOX 71, 118 N.E. "C" ST., GRANTS PASS, OREGON
P.O. BOX 730, CAVE JUNCTION, OREGON

KNOW ALL MEN BY THESE PRESENTS, That LEE W. FRAKES AND ANNA J. FRAKES

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by LYNN COSTANTINO DBA ROGUE RIVER MORTGAGE & INVESTMENTS, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:East 1/2 of the Northwest 1/4 of Northeast 1/4 of Section 29, Township 36 South,
Range 10 East of the Willamette Meridian.

(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
Liens, covenants and encumbrances of record or apparent on the ground.and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,185.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13 day of May, 1982

Lee W. Frakes

Anna J. Frakes

STATE OF OREGON, County of Josephine) ss. May 13, 1982
Personally appeared the above named Lee W. Frakes and Anna J. Frakes

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

Before me:

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

HARRIET SCOTT
NOTARY PUBLIC-OREGON

My Commission Expires Aug. 14, 1985

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JO. CO. TITLE CO.

H. SCOTT

Grants Pass, Oregon 97526

NAME, ADDRESS, ZIP

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

REMAIN SAME AS OF RECORD

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
14 day of May, 1982,
at 11:28'clock A.M., and recorded
in book M. 82 on page 5984 or as
file/reel number 11764
Record of Deeds of said county.Witness my hand and seal of
County affixed.Evelyn Biehn County Clerk
Recording OfficerBy [Signature] Deputy
Feb. 24. 89