

1-1-74

15305

WARRANTY DEED

Vol. M82 Page 11805

KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS J. FRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD L. WEBB

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:

Lots 2 & 3, Block 26, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to reservations and restrictions as contained in plat dedication to wit:

"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, and to all easement and reservations of record."

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$4,000.00.

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 25TH day of August, 1982; 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.

Phyllis J. Fry
Phyllis J. Fry

(If executed by a corporation,
affix corporate seal)

Oklahoma
STATE OF OREGON,)
County of OKLAHOMA) ss.
August 25, 1982

Personally appeared the above named

Phyllis J. Fry

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

PUBLIC

Before me:

Notary Public for Oregon—Oklahoma

My commission expires: 1-83

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Phyllis J. Fry c/o Office
Cedar Hills Apt., S.E. 15th & Vickie Dr.
Del City, OK 73115

GRANTOR'S NAME AND ADDRESS

Clifford L. Webb
Rt. 2, Box 592-B
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Real Estate
P.O. Box 376
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Clifford L. Webb
Rt. 2, Box 592-B
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 8 day of Sept, 1982 at 8:43 o'clock A.M., and recorded in book/reel/volume No. M.82 on page 11805 or as document/fee/file/instrument/microfilm No. 15305, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Deputy

Fee \$4.00

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