

35013

JERRY N. FRALEY and JUDY M. FRALEY,

KNOW ALL MEN BY THESE PRESENTS, That

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL S. CAREY and CHERYL CAREY, husband and wife

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 1, Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 on the reverse side of this deed and 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 \$ 59,000.00. However, the actual consideration consists of any property or value given or promised which is the whole consideration (including interest). The sentence between the symbols O, 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 30th day of March, 1984; 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.

Jerry N. Fraley

JERRY N. FRALEY

Judy M. Fraley

JUDY M. FRALEY

STATE OF OREGON, County of _____, 19____ ss.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, 1984

Personally appeared the above named JERRY N. FRALEY and JUDY N. FRALEY, husband and wife

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

Before me: Kristi L. Redd, Notary Public for Oregon, My commission expires: 11/16/87

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: _____ (OFFICIAL SEAL) Notary Public for Oregon My commission expires: _____

Mr. & Mrs. Jerry N. Fraley GRANTOR'S NAME AND ADDRESS Mr. & Mrs. Michael S. Carey 3016 Southview K Falls, OR 97603 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 _____ I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

MOUNTAIN TITLE COMPANY INC

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