

1-174 **35739**

WARRANTY DEED—SURVIVORSHIP

Vol. 184 Page **6495**

KNOW ALL MEN BY THESE PRESENTS, That DENNIS W. FROEMKE and VERA L. FROEMKE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DENNIS W. FROEMKE, GARY B. FROEMKE, BRUCE A. FROEMKE, and NOLA CRONK

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the SW-1/4 of SW-1/4 of Section 20, Twp. 38 South, Range 9 E.W.M., more particularly described as follows: That portion of the following described tract lying West of the West right of way line of the Dalles-California Highway as now located: Beginning at a point which is 860 feet North and 30 feet East from the corner common to Sections 19, 20, 29, and 30; thence North along a line parallel to and 30 feet East from the line between Sections 19 and 20, 222 feet; thence East and parallel to the line between Sections 20 and 29, 463 feet; thence South and parallel to the line between Sections 19 and 20, 222 feet; thence West parallel to the line between said Sections 20 and 29, 463 feet to the point of beginning, together with the North one-half of vacated Gage Road adjoining on the South.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances EXCEPT all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, on the land,

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 \$ 10.00.  
~~However, the actual consideration consists of or includes other property or value given or agreed to be given by the grantor, 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 21 day of July, 1983; 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  
DENNIS W. FROEMKEVera L. Froemke  
VERA L. FROEMKE

STATE OF OREGON,

County of KlamathJuly 21, 1983

Personally appeared the above named  
DENNIS W. FROEMKE and  
VERA L. FROEMKE

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

Before me,  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 8-15-86

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:

DENNIS W. FROEMKE and  
VERA L. FROEMKE

GRANTOR'S NAME AND ADDRESS

DENNIS W. FROEMKE, GARY B. FROEMKE,  
BRUCE A. FROEMKE, and NOLA CRONK

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patrick L. Kittredge  
426 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Dennis W. and Vera L. Froemke

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the  
19th day of April, 1984,  
at 11:31 o'clock A.M., and recorded  
in book/reel/volume No. 184 on  
page 6495 or as document/fee/file/  
instrument/microfilm No. 35739,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Tom Smith, Deputy

Fee: \$4.00