

68091

SPECIAL WARRANTY DEED

Vol. 1780 Page 20538

KNOW ALL MEN BY THESE PRESENTS, That Dennis W. Froemke, Gary B. Froemke, Bruce A. Froemke and Nola Cronk

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dennis W. Froemke, hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, 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 same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

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 promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols ~~⓪~~, 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 10th day of November, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Klamath

November 10, 1986

ss.

STATE OF OREGON, County of _____, 19____

Personally appeared _____

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)

Before me:

Notary Public for Oregon

My commission expires 11-20-87

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Additional Notary acknowledgment on reverse side of this deed.

Dennis W., Gary B. and Bruce A. Froemke and Nola Cronk

GRANTOR'S NAME AND ADDRESS

Dennis W. Froemke

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jerry Molatore, Attorney at Law
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. Froemke
2725 Montelius
Klamath Falls, OR 97601

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

OK 14

86 NOV 13 AM 8 37

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON.

County of Klamath ss.

On this the 10th day of November, 1986, personally appeared Bruce A. Froemke who, being duly sworn (or affirmed), did say that he is the attorney in fact for Gary B. Froemke that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Maureen Drunkle
(Signature)

Notary Public for Oregon
My Commission Expires: 11-20-87

STATE OF OREGON,
County of Marion

On this 7th day of Nov, 1986, personally appeared
Nola Cronk, who, being duly sworn (or affirmed), and acknowledged
the foregoing instrument to be her voluntary act and deed.
X Nola O. Cronk

Before me:

Daileene M. Bergland
Public for Oregon
Commission expires Nov. 5, 1988

STATE OF OREGON: COUNTY OF KLAMATH: SS
Filed for

Filed for record at request of _____
of _____ November _____ A.D., 19 86 at 3:37 o'clock _____ A. M., and duly recorded in Vol. _____ 186 _____ day _____ of _____
Deeds _____ on Page 20538
FEE \$14.00
Evelyn _____

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]

[illegible][illegible]