

70318

8-1099-3
WARRANTY DEED (INDIVIDUAL)

Vol. 1187 Page 541

JAMES DEAN FRALEY and ROBBIN LEE FRALEY, husband and wife
MANUEL VALENCIA and HORTENCIA VALENCIA, husband and wife
hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

See Attached Exhibit "A"

1987 JAN 13 AM 8 58

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 15,500.00 .

Dated this 24th day of April, 19 81.

James Dean Fraley
Robbin Lee Fraley

STATE OF OREGON, County of Klamath) ss.

On this 6th day of April 8 P. 19 81 personally appeared the above named
James Dean Fraley and Robbin Lee Fraley
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Ryte
Notary Public for Oregon

My commission expires: 11-2-82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Tax Statements to:
Mr. + Mrs. Manuel Valencia
304 Alameda Alley 11716 (Plowis) Ave
Klamath Falls, Ore. 97601

STATE OF OREGON,

County of) ss.

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title
Deputy

A portion of the NW 1/4 of Section 19, Township 36 North, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of said quarter quarter section at point thereon North 210 feet from the Southwest corner of the land described in deed of Klamath County, Oregon, of J. F. Lusk, E.W. Gowen and Jerry Rajnus, to Earl V. King and Mary E. King, dated July 14, 1954 and recorded in Deed Volume 22, Page 11 of Klamath County, Oregon deed records on said July 14, 1954; thence East 210 feet to a point; thence North 210 feet to a point; thence West 210 feet to the West line of said quarter quarter section; thence South along said West line to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of January A.D., 19 87 at 8:58 o'clock A M., and duly recorded in Vol. M87
of _____ Deeds _____ on Page 541.

EVELYN BLEHN

County Clerk

By Bernetha J. Detach

FEE \$14.00