

# MOUNTAIN TITLE COMPANY

76187

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Vol 1187 Page 11165  
ROBERT W. DENNEY & LOU ELLEN DENNEY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL E. FRALEY, hereinafter called

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 4 in Block 2 of CEDAR SPRINGS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens, encumbrances and easements of record, including Trust Deed recorded August 1, 1985 in Volume M85, page 12110, Microfilm Records of Klamath County, Oregon, which buyer herein agrees to assume and pay in full and further agrees to hold sellers harmless therefrom.

## MOUNTAIN TITLE COMPANY

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."

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 Those of record and appert 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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,436.26

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 26th day of June, 1987;

(If executed by a corporation, affix corporate seal)

Robert W. Denney  
Robert W. Denney

Lou Ellen Denney  
Lou Ellen Denney  
STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ) ss.

STATE OF OREGON,  
County of Klamath } ss.  
6/26/1987.

Personally appeared the above named  
Robert W. Denney & Lou  
Ellen Denney

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

Notary Public for Oregon  
My commission expires: 8/11/88  
Carmela Spencer

ROBERT W. & LOU ELLEN DENNEY

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of June, 1987, at 11:12 o'clock A.M., and recorded in book M87 on page 11165 or as file/reel number 76187.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Fee: \$10.00  
Evelyn Biehn, County Clerk  
By Pam Smith Recording Officer Deputy

GRANTOR'S NAME AND ADDRESS  
PAUL E. FRALEY  
5819 Balsam Dr  
Klamath Falls, OR 97601

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

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