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S31531

Aspen
TITLE & ESCROW, INC. Vol. M 87 Page 18501
WARRANTY DEED (INDIVIDUAL)

CALVIN F. SPRINGER and ALICE J. SPRINGER, husband and wife
convey(s) to GEORGE E. FROGGATT and JANET T. FROGGATT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lots 7, 8 and 9 and the West 19 feet of Lot 10, Block 36, FIRST ADDITION TO MIDLAND,
ALSO that portion of vacated Main Street which lies adjacent to and inures to said
property described heretofore, in the County of Klamath, State of Oregon.

"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 DEPART-
MENT TO VERIFY APPROVED USES."

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

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 \$ 37,500.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of~~ consideration
(indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this Instrument this 12 day of October,
19 87.

Calvin F. Springer
Alice J. Springer

STATE OF OREGON, County of Klamath)ss.

On this 12 day of October, 19 87.

Personally appeared the above named Calvin F. Springer and Alice J. Springer

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

Before me: Sandra Handsaker
Notary Public for Oregon
My Commission Expires: 7-23-89

Calvin F. & Alice J. Springer

GRANTOR'S NAME AND ADDRESS

George E. & Janet T. Froggatt

GRANTEE'S NAME AND ADDRESS

After recording return to:

George E. & Janet T. Froggatt

11800 Tingley Lane

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

George E. & Janet T. Froggatt

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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 document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

18502

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Midland District Improvement Company.
3. Trust Deed in favor of First National Bank of Oregon, recorded December 1, 1975 in Book M-75 at page 15077, which Grantees herein hereby assume and agree to pay and hold Grantors herein harmless therefrom.
4. Order to vacate, recorded February 11, 1981 in Book M-81 at page 2111.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 12th day
of October A.D., 19 87 at 11:52 o'clock A M., and duly recorded in Vol. 187
of Deeds on Page 18501
By Evelyn Biehn, County Clerk [Signature]

FEE \$15.00