

80427

WARRANTY DEED

MTC 18722K

Vol M87

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KNOW ALL MEN BY THESE PRESENTS, That ALICE M. TIMBLIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY FRENGER and BETTY FRENGER, ~~husband and wife~~ AND 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:

Lots 10, 11, 12, 13, 14, and 15, Block 116, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 20,000.00

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 9th day of October, 1987; 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)

ALICE M. TIMBLIN

STATE OF OREGON,)
County of Klamath) ss.
October 9, 1987

Personally appeared the above named
ALICE M. TIMBLIN

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

ALICE M. TIMBLIN
P.O. Box 2238
Evanston, WY 82930

GRANTOR'S NAME AND ADDRESS

GARY FRENGER and BETTY FRENGER
Rt. 2 Box 263
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Wyoming
STATE OF WYOMING, County of Uinta) ss.
October 9, 1987

Personally appeared ALICE M. TIMBLIN

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

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:

Rebecca Anne Edgren
Notary Public for WYOMING

My commission expires:

Rebecca Anne Edgren

County of

Uinta

My Commission Expires

(OFFICIAL SEAL)
State of Wyoming

Aug 25, 1991

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of October, 1987, at 3:24 o'clock P.M., and recorded in book M87 on page 18593 or as file/reel number 80427

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Recording Officer Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY