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(WARRANTY DEED)

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2388

KNOW ALL MEN BY THESE PRESENTS, That

FRANK P. GROHS and CHARLOTTE P. GROHS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP L. GROHS and NEIL C. GROHS, JR.

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:

Undivided 2/3rds interest in the following described property:

Section (1) Township 41 South, Range 13 East W. M. W $\frac{1}{2}$ SW $\frac{1}{2}$; S $\frac{1}{2}$ NW $\frac{1}{2}$, NE $\frac{1}{2}$ SW $\frac{1}{2}$, Klamath County, Oregon

Undivided $\frac{1}{2}$ interest in the following described property: Township 41 South, Range 15 East W. M., Section (17) SE $\frac{1}{2}$ SW $\frac{1}{2}$, Section (20), Lots 2, 3, and 4; S $\frac{1}{2}$ NE $\frac{1}{2}$; N $\frac{1}{2}$ NE $\frac{1}{2}$; E $\frac{1}{2}$ NW $\frac{1}{2}$, Klamath County, Oregon

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(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 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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 138,850.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 15th day of December, 1981; 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)

FRANK P. GROHS

CHARLOTTE P. GROHS

STATE OF OREGON, County of Klamath, December 18, 1981.

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ 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 _____

Personally appeared the above named FRANK P. GROHS and CHARLOTTE P. GROHS.

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

Notary Public for Oregon My commission expires: 11-24-85

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

FRANK P. & CHARLOTTE P. GROHS

GRANTOR'S NAME AND ADDRESS PHILLIP L. GROHS & NEIL C. GROHS, JR.

GRANTEE'S NAME AND ADDRESS Grohs Ranch Rt. 1 Box 117 Barabara Oregon 97623

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

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of February, 1988, at 2:04 o'clock P.M., and recorded in book/reel/volume No. M88 on page 2388 or as document/fee/file/instrument/microfilm No. 84508, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$10.00

10-2-81