

87227

MTC 19582-L

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Gregory Frumkin and Linda L. Frumkin, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Kenneth C. Moore and Maureen C. Moore, Husband and Wife

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 17 in Block 1, HARBOR ISLES, TRACT 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account # 3809 019BC 00500

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 as of record and those apparent 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 30th day of April, 1988, 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.

OFFICIAL SEAL
Shirley Dean Chernowsky
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires June 27, 1989
STATE OF CALIFORNIA } ss.
County of San Diego
April 30, 1988

Gregory Frumkin
Linda L. Frumkin
STATE OF CALIFORNIA } ss.
County of San Diego
April 30, 1988
Personally appeared GREG FRUMKIN and LINDA FRUMKIN 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 Gregory Frumkin and Linda L. Frumkin and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me, Shirley Dean Chernowsky, Notary Public for California
My commission expires: 6-27-89

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, Shirley Dean Chernowsky, Notary Public for California
My commission expires:

Gregory Frumkin and Linda L. Frumkin
Box 391
Rancho Santa Fe, California 92024
GRANTOR'S NAME AND ADDRESS
Kenneth C. Moore and Maureen C. Moore
3130 Front Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of May, 1988, at 8:33 o'clock P.M., and recorded in book M88 on page 7432 or as file/reel number 87227, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Genie M. Caskey Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$10.00

MOUNTAIN TITLE COMPANY