WARRANTY DEED 92074 Story MTC-ZO334P KNOW ALL MEN BY THESE PRESENTS, That PAMELA J. PEMBERTON, who acquired title Vol.<u>m88</u> Page**16310** 

as PAMELA J. PETERSON • hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL A. FRENZEL &

MABLE FRENZEL, 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 ap-

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

Subject to liens and encumbrances of record, including prior loans to Department of Veterans' Affairs and Small Business Administration, which buyers herein do not agree to assume and pay, and seller further agrees to hold buyers 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 apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and lorever 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 \$ 27,000.00

<sup>0</sup>Hewexeexobexeetoor and a consideration corrected and includes a sheet correct to carbon and a second second and the sheet and the second se the whole parties the CORRECT REFERENCE CONTROL REPORT REPORT REPORT AND REPORT OF THE REPORT OF THE REPORT OF THE REPORT 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 HH day of September ------, 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.

(If executed by a corporation, affix corporate seal) STATE OF OREGON. County of Klamath

9

Personally appeared the above named

Pamela J. Pemberton

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

Belore)me FISAD 0) Antary Public for Oregon

15 Pamela J. Pemberton 144 Jay St Klamati Falls 0R 97601

Paul A Frenzel & Mable Frenzel 3+. 2-Box 151 BONANZAL OR 97623 GRANTER'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

1 Pamela J. Pemberton

STATE OF OREGON, County of

....., 19 Personally appeared

.....who, being duly sworn.

and

(OFFICIAL

SEAL)

......Deputy

each for himsell 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 allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half 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:

Notary Public for Oregon My commission expires:

FOR

STATE OF OREGON. County of I certify that the within instrument was received for record on the day of .....,19 SPACE RESERVED in book ...... on page ...... or as Ne/reel number RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed. **Recording Officer** 

By ......

16311

30th

dav

[مجر]

## LEGAL DESCRIPTION

A tract of land situated in Lot 45, Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 45, EXCEPTING THEREFROM the following:

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승규는 가슴을 물러 한다.

Beginning at the Southeast corner of said Lot; thence North along the East line of said Lot, 250.82 feet; thence West parallel with the South Last line of said Lot, 200.02 feet; thence west parallel with the South line of said Lot to the West line thereof; thence South along said West line to the Southwest corner thereof; thence East along the South line of said Lot to the point of beginning.

Tax Account No.: 3811 015B0 02000

PARCEL 2:

영상 관계 전체

The North 1/2 of Lot 44 in Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

16.6

Tax/Account No.: 3811 015B0 01900

and see

## STATE OF OREGON: COUNTY OF KLAMATH: SS.

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of _	Sept.	A.D., 12	Deeds	on Page		
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FEE \$13.00