

99271

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. BOOK & GENEVA W. BOOK, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONNA FRASTER & KRISTA FRASIER, not as tenants in common, but with right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

See Reverse

"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 and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 33,500.00. The actual consideration consists of the whole part of the consideration indicated which, if not applicable, should be deleted.

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 18 day of April, 19 89; 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.

Nancy Keitzman

NANCY KEITZMAN  
NOTARY PUBLIC OREGON

STATE OF OREGON Expires 6-16-90  
County of Douglas ss.  
April 18, 19 89.

Personally appeared the above named Robert D. Book & Geneva W. Book

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

Before me: Nancy Keitzman  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-16-90

Robert D. Book  
Geneva W. Book  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19 \_\_\_\_.

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 \_\_\_\_\_, a corporation,

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: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Book  
3514 NE Douglas  
Roseburg, OR 97470  
GRANTOR'S NAME AND ADDRESS  
Frasier  
68 Pine  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Frasier  
above address

NAME, ADDRESS, ZIP

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

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

## LEGAL DESCRIPTION

The Northwesternly one-half of Lot Six of Block Seven of EWANUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, more particularly described as beginning at the most Northerly corner of said lot and running in a Southeasterly direction along the Northeasterly line of said lot, 55 feet; thence, in a Southwesterly direction at right angles to said Northeasterly line, 53 feet to the Northeasterly line of Third Street; thence, in a Northwesternly direction along said Third Street, 55 feet to the most Westerly corner of said lot; thence, in a Northeasterly direction along the Southerly line of Washington Street, 53 feet to the place of beginning, together with easement for driveway as shown by Book 76 at page 237, Records of Deeds for Klamath County, Oregon. Subject to the easement right therein disclosed to David R. Vandenberg and Veronica V. Vandenberg.

Tax Account No: 3809 032AC 09800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day  
of April A.D., 19 89 at 3:12 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 6708.  
Evelyn Biehn County Clerk  
By *David R. Vandenberg*

FEE \$13.00