

2725

MTC-71683D

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LUDWIG J. WOELFL & EDITH M. WOELFL, as tenants in common

by the grantors

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH KEVIN FRILLOT & THERESA SUSANNE FRILLOT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

The S1 SW1 NW1, Section 24, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No 3610 02400 00700

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 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.

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 10 day of July, 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.

Ludwig J. Woelfl

Edith M. Woelfl

STATE OF OREGON, County of Klamath)
County of Klamath) ss.
July 10, 19 89

Personally appeared the above named
Ludwig J. Woelfl & Edith M. Woelfl

and acknowledged the foregoing instrument

as their voluntary act and deed.



(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: Aug 21, 1990

STATE OF OREGON, County of) ss.
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Personally appeared 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:

Woelfl
9311 Pacific Ave
Anaheim, CA 92804

Frilot, Joseph
4701 West Lucky Way
Santa Ana, CA 92704

After recording return to:

Frilot
above address

NAME, ADDRESS, ZIP

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

Frilot
above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of July, 1989, at 1:22 o'clock P.M., and recorded in book M89 on page 13109 or as file/reel number 2725

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Christine M. Mulendore Deputy

Fee \$8.00