



ASPEN 33691  
WARRANTY DEED

Vol. m89 Page 16311

AFTER RECORDING RETURN TO:  
ROBERT J. FROTON  
DEBORAH S. FROTON  
P.O. Box 215  
KENO, OR. 97627.

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

CLIFTON R. HAMMILL and CECILE C. HAMMILL, husband and wife  
hereinafter called GRANTOR(S), convey(s) to ROBERT J. FROTON and  
DEBORAH S. FROTON, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 14, Block 3, KLAMATH RIVER ACRES, in the County of Klamath,  
State of Oregon.

CODE 97 MAP 3908-3180 TL 5000

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Taxes for the year  
1989-1990 are now a lien but not yet payable. 2) Conditions,  
Restrictions as shown on the recorded plat of Klamath River  
Acres. 3) Set back provisions as delineated on the recorded  
plat, 20 feet from the street side of all lot lines. 4) Utility  
easement as delineated on the recorded plat along the ten foot  
exterior lot lines. 5) An 8 foot utility easement as delineated  
on the recorded plat along the interior back and side lot  
lines. 6) Subject to rules and regulations, including levies,  
liens, and assessments of the Klamath River Acres Road District.

7) Trust Deed, including the terms and provisions thereof to  
secure the amount noted below and other amounts secured  
thereunder, if any; Grantor: Clifton R. Hammill and Cecile C.  
Hammill, husband and wife; Trustee: Aspen Title & Escrow, Inc.,  
An Oregon Corporation; Beneficiary: Suburban Finance Company;  
Dated on August 14, 1986, Recorded on August 19, 1986 in book  
M-86 at page 14854, (WHICH SAID TRUST DEED, THE GRANTEE HEREIN  
AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS  
CONTAINED THEREIN.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is 8,500.00.  
In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 28th day of August, 1989.

Clifton R. Hammill  
CLIFTON R. HAMMILL

Cecile C. Hammill  
CECILE C. HAMMILL

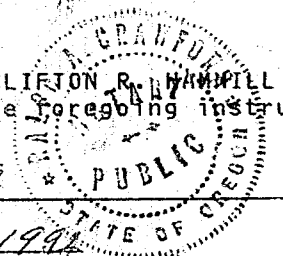
STATE OF OREGON, County of KLAMATH)ss.

August 29<sup>th</sup>, 1989

Personally appeared the above named CLIFTON R. HAMMILL and  
CECILE C. HAMMILL and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: [Signature]  
Notary Public for OREGON

My Commission Expires: March 4 1994



\*89 AUG 30 PM 3 53

16312

ON WORLD'S BEST

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DATE OF BIRTH: 08-11-1967  
PLACE OF BIRTH: [illegible]  
[illegible] [illegible] [illegible]

Filed for record at request of Aspen Title Co.  
of Aug. A.D., 19 89 at 3:53 o'clock PM., and duly recorded in Vol. M89  
of Deeds on Page 16311

Evelyn Biehn County Clerk  
By Quentin M. M. M. M.

[illegible]

The above described

[illegible]

DATE: 10/10/1960

1. *Chlorophyll a* (Chl *a*) is the primary photosynthetic pigment in most plants and algae. It is responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis.

CONFIDENTIAL

[illegible]

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