SJ 4619

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Aspen TITLE & ESCROW, INC.

ASPEN 33691

WARRANTY DEED

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

'89 AUG 30 PM 3 53

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 3908-31BO 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 29th, 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 1992

NOTARY PUBLIC STATE OF OREGON

16312

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day of Aug. A.D., 19 89 at 3:53 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 16311.

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE $13.00