

4955

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JENO RIGLER, JR. and CONSTANCE KAY RIGLER, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 ROBIN T. L. FRYLING and LAURA J. FRYLING, husband and wife
 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 apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 4 and 5, Block 15, ENAULIA HEIGHTS, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-032BD-03700 and #3809-032BD-03800.

"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 all
 those of record and those apparent upon 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 \$ 4,000.00

~~IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of August, 1989, at Klamath Falls, Oregon.~~

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 1st day of August, 1989,
 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.

X Jeno Rigler, Jr.
 JENO RIGLER, JR.

X Constance Kay Rigler
 CONSTANCE KAY RIGLER
 STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

_____ and
 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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
 received for record on the 8th
 day of September, 1989,
 at 12:39 o'clock P. M., and recorded
 in book MB9 on page 16906 or as
 file/reel number 4955
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

EVELYN BIEHN, County Clerk

By Bernetha Schlotz Recording Officer
 Deputy

Fee \$8.00