

7506

WARRANTY DEED

Vol. m89 Page 21448

KNOW ALL MEN BY THESE PRESENTS, That Dennis W. Froemke

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce A. Froemke, ~~xxxxxx~~ and Nola D. Cronk, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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: A tract of land situated in the SW 1/4 of SW 1/4 of Section 20, Twp. 38 South, Range 9 E.W.M., more particularly described as follows: That portion of the following described tract lying West of the West right of way line of the Dallas-California Highway as now located: Beginning at a point which is 860 feet North and 30 feet East from the corner common to Sections 19, 20, 29 and 30; thence North along a line parallel to and 30 feet East from the line between Sections 19 and 20, 222 feet; thence East and parallel to the line between Sections 20 and 29, 463 feet; thence South and parallel to the line between Sections 19 and 20, 222 feet, thence West parallel to the line between said Sections 20 and 29, 463 feet to the point of beginning, together with the North one-half of vacated Gage Road adjoining on the South.

SUBJECT TO: All future real property taxes and assessments, reservations, restrictions, easements and rights of way of record, on the land.

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 of the above granted premises, free from all encumbrances

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 \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 day of November, 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.

Dennis W. Froemke

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
November 1, 19 89.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 1, 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 \_\_\_\_\_

Personally appeared the above named Dennis W. Froemke

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

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

9-24-93

Notary Public for Oregon

My commission expires:

Dennis W. Froemke

GRANTOR'S NAME AND ADDRESS

Bruce A. Froemke  
Nola D. Cronk

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Mr. Bruce A. Froemke  
Rt. 5, Box 1033  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of Nov., 19 89, at 3:23 o'clock P.M., and recorded in book M89 on page 21448 or as file/reel number 7506, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Debra M. Mullins Deputy

Fee \$8.00