

13041

MTC #23075-DN

WARRANTY DEED

Vol. 1996 Page 6010

KNOW ALL MEN BY THESE PRESENTS, That JOAN C. FOULON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBIN FRYLING and LAURA J. FRYLING, 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, 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:

Lot 3, Block 15, EWAUNA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 15,000.00

~~On this day of the month of January, 1990, at the County of Klamath, State of Oregon, the said grantor, JOAN C. FOULON, of the County of Klamath, State of Oregon, for and in consideration of the sum of \$15,000.00 to her paid by ROBIN FRYLING and LAURA J. FRYLING, husband and wife, of the County of Klamath, State of Oregon, did 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:~~

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 27 day of February, 1990; 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.

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.

STATE OF OREGON, County of Klamath } ss.  
 Personally appeared the above named  
 JOAN C. FOULON  
 and acknowledged the foregoing instrument to be her voluntary act and deed.

STATE OF OREGON, County of Klamath } ss.  
 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 \_\_\_\_\_, 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:  
 Notary Public for Oregon  
 My commission expires: 10/2/91

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10/2/91

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Joan C. Foulon

408 134th Place SE

Bellevue, WA 98006

GRANTOR'S NAME AND ADDRESS

Robin &amp; Laura Fryling

121 Jefferson Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Robin Fryling

121 Jefferson

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address.

Robin and Laura J. Fryling

121 Jefferson

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of April, 1990, at 8:51 o'clock A.M., and recorded in book/reel/volume No. 190 on page 6010 or as fee/file/instrument/microfilm/reception No. 13041 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Pauline Mueller, Deputy

Fee \$28.00

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