

13041

MTC #23075-DN

WARRANTY DEED

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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

Howsoever the same may be lawfully claimed, and the same shall be deemed to be the true and actual consideration for the purposes of this deed, and the same shall be deemed to be the true and actual consideration for the purposes of this deed, and the same shall be deemed to be the true and actual consideration for the purposes of this deed.

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.

Joan C. Foulon

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 WASHINGTON } ss.
County of King }
February 27, 1990

STATE OF OREGON, County of Klamath ) ss.
February 27, 1990

Personally appeared the above named JOAN C. FOULON

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.

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

Before me: Notary Public for Oregon Washington
My commission expires: 10/2/91

Notary Public for Oregon
My commission expires:
(If executed by a corporation, affix corporate seal)

Joan C. Foulon
4408 134th Place SE
Bellevue, WA 98006
GRANTOR'S NAME AND ADDRESS

Robin & 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 change 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

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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