

18927

WARRANTY DEED

Vol m90 Page 16372

KNOW ALL MEN BY THESE PRESENTS, That BARBARA J. RICHARTZ and VICKIE RAYLENE FRAZER, who acquired title as VICKIE RAYLENE WERDELL, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT NARRAMORE and TAMARA J. MASON NARRAMORE, 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, the 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:

Lots 6 and 7 in Block 41, of FIRST ADDITION to the City of Klamath Falls, Oregon, SAVING AND EXCEPTING therefrom the Northwesterly 37.2 feet thereof conveyed to Clement O. Lesueur, a single man, by deed dated February 25, 1946, recorded March 1, 1946 in Book 185 at page 523, Deed Records of Klamath County, Oregon.

Tax Account No: 3809 032BA 12400

MOUNTAIN TITLE COMPANY

"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, IF ANY, AS OF THE DATE OF THIS DEED

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 \$ 40,000.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00. If the actual consideration paid for this transfer, stated in terms of dollars, is not \$ 40,000.00, the actual consideration paid for this transfer, stated in terms of dollars, is the whole of the consideration indicated by the words "The sentence between the two XXXXX's should be deleted for QRS 93.030")~~

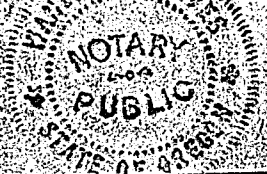
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of August, 19 90; 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.

STATE OF OREGON)
County of Deschutes) ss.
August 13, 19 90

Personally appeared the above named BARBARA J. RICHARTZ, individually and as attorney-in-fact for VICKIE RAYLENE FRAZER and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Wendell K. Kees
Notary Public for Oregon
My commission expires: 5-12-91



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

BARBARA J. RICHARTZ	
19437 Kemple Drive	
Bend, OR 97702	
GRANTOR'S NAME AND ADDRESS	
ROBERT NARRAMORE & TAMARA J. MASON NARRAMORE	
837 Lakeshore Drive	
Klamath Falls, OR 97601	
GRANTEE'S NAME AND ADDRESS	
ROBERT NARRAMORE & TAMARA J. MASON NARRAMORE	
837 Lakeshore Drive	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
ROBERT NARRAMORE & TAMARA J. MASON NARRAMORE	
837 Lakeshore Drive	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of Aug., 19 90, at 12:15 o'clock P. M., and recorded in book M90 on page 16372 or as file/reel number 18927.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Danette Mullender Deputy

Fee \$28.00