

23070

## WARRANTY DEED

Vol. m90 Page 23628KNOW ALL MEN BY THESE PRESENTS, That TOM E. FROWNFIELDER, JR. AND CAROLEE M. FROWNFIELDER, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA A. RHODES, 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:

The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Assessors Account No. 3908-2200-800

Assessors Key No. 497796

580259

"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 those of record and apparent to the land

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 \$ 100,000.00 <sup>750</sup> ~~105,000~~. However, the actual consideration consists of one-half of the net proceeds of the sale of the property or value given or promised which is the whole or 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 24th day of November, 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.

WASHINGTON  
STATE OF OREGON,  
County of Curry ) ss.  
27 November, 19 90

Tom E. Frownfelder, Jr.  
Tom E. Frownfelder, Jr.

Carolee M. Frownfelder  
Carolee M. Frownfelder

Personally appeared the above named  
Tom E. Frownfelder, Jr. &  
Carolee M. Frownfelder

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

Before me:

Susan Yoda  
Notary Public for Oregon  
My commission expires 10 Aug 98

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)

Tom E. & Carolee M. Frownfelder  
29316 129th Ave  
Betham, WA 98338

Barbara A Rhodes  
1333 Round Lake Rd  
Klamath Falls OR 97601

Klamath First Federal S+L  
540 Main St  
Klamath Falls OR 97601

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Nov., 19 90, at 3:00 o'clock P M., and recorded in book M90 on page 23628 or as file/reel number 23070.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullenbore Deputy

Fee \$28.00