

27929

MIC 25192-K

WARRANTY DEED

Vol. 91 Page 6330

KNOW ALL MEN BY THESE PRESENTS, That
ROBERT L. HILL and NORMA L. HILL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEBRA L. FRAZIER, an unmarried woman, 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:

Lot 13, Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those apparent upon the land, if any, as the date of this deed.

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 \$ 6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 8th day of April, 19 91, 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 Klamath, ss.
April 8, 19 91

Personally appeared the above named
ROBERT L. HILL
NORMA L. HILL

ROBERT L. HILL
NORMA L. HILL

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

Before me:

Kristen G. Redd
Notary Public for Oregon

My commission expires: 11/16/91

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)

ROBERT L. HILL and NORMA L. HILL
HC 30 BOX 136B
CHILOQUIN, OR 97624

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of April, 19 91, at 11:28 o'clock A.M., and recorded in book M91 on page 6330 or as file/reel number 27929, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Nuland Deputy

Fee \$28.00