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02037660 WARRANTY DEED Vol. M91_Page 22406

AFTER RECORDING RETURN TO: SYLVESTER HALL, III JENNIE R. FRAZIER <u>4824 Darwin Place</u> Klangth Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

CARLYLE HUTCHINSON AND SARAH G. HUTCHINSON, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to SYLVESTER HALL, III AND JENNIE R. FRAZIER, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 5, KELENE GARDENS FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-15AA TL 8300

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent upon the land, and Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Carlyle Hutchinson and Sarah G. Hutchinson, husband and wife; Trustee: William L. Sisemore; Beneficiary: Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, dated on July 11, 1977, and recorded on July 22, 1977 in Book M-77 at page 13049. WHICH SAID TRUST DEED, THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME, AND THE GRANTOR AGREES TO HOLD SAID GRANTEE HARMLESS THEREFROM.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$49,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17TH day of OCTOBER, 1991.

Carlyle Hutchinson CARLYLE HUTCHINSON

Y, Sarah inson SARAH G. HUTCHINSON

STATE OF OREGON, County of KLAMATH)ss.

MANOS 10/25, 1991

Personally appeared the above named CARLYLE HUTCHINSON AND SARAH G: HUTCHINSON and acknowledged the foregoing instrument to be PTHELR voluntary act and deed.

Notary Public for OREGON My Commission Expires: _ Janel

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A. KEELE, HUSBAND AND WIFE and acknowledged the fore instrument to be INELR volumtary act and deed. Personally appeared the above named LABRY E REELE AN

STATE OF OREGON: COUNTY OF KLAMATH: SS.

_ day 28th____

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Filed for record at request of of Oct A.D., 19 _9] of of	Aspen Title Co. at _10:51 o'clockA_M., and duly recorded in VolM91, at _10:51 o'clockA_M., and duly recorded in VolM91, Deeds on Page22404 Evelyn Biehn - County Clerk By outlineMullindere

\$33.00 FEE

the true and actual consideration for this dranstar is

lewrully claim the same, except as shown above. and will warrant and defend the same against art proves when

to Secure the submat noted below and other abounts secure: thereinder, if any: Hortgagor: Larry E. Knole and Paritian & kette, husband and wife, and Mortgageer State of Diegen, represented and acting by the Director of Veterent' afform, dated July J4, 1978 and recorded July 14, 1978, in Sour H is a page 15307, WHICH SAID MORIGAGE THE GRANTEE HISSIN ACAELS of ASCURE AND PAY ACCORDING TO THE TERMS AND PROVISION: CONTAIND THEREIN, and covenant(s) that grantor is the beneriof the areas described property free of all encumbrances except corvenant. conditions, restrictions, reservations, rights, rights, and and casement of record, if any, and these apparent mean the land, and Mortgage, including the terms and provisions throws to secure the emorat noted below and other amounts secure ; therewaich, if any: Nortgagor: Larry 5, Keele and Parking, A

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NAP 3809-330A TL 6000 CODE - 3

Lot 729, Proce 108, MILLS ADDITION TO THE CLFF OF ALAPATE FALLS. In the County of Klamath, State of Oregon.

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TITLE REESCROW, INC.

Vebel

JIM E. HAFRIS PONALO EL HARRIS Kimberly A. Sireed AFTER RECORDING RETURN TO:

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