

52812

WARRANTY DEED
MTC 28571

KNOW ALL MEN BY THESE PRESENTS, That William H. Rowan and Sandra T. Rowan, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William A. Franklin and Anya Cheryl Franklin, 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:

Lot 3 in Block 9 of THE TERRACES, 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 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 \$ 89,400.00. However, the actual consideration consists of and includes other property or value given or promised which is the whole or part of the consideration indicated 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 20th day of October, 19 92; 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 Jackson) ss.
October 20, 19 92

Personally appeared the above named
William H. Rowan and
Sandra T. Rowan

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

Before me, [Signature]
Notary Public for Oregon
My commission expires: 5/12/93

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 _____ (SEAL)
My commission expires: _____

William H. & Sandra T. Rowan
3006 Siskiyou Blvd.
Medford, OR 97504

GRANTOR'S NAME AND ADDRESS

William A & Anya Cheryl Franklin
449 Laguna Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan Assn
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all our statements shall be sent to the following address:
Klamath First Federal Savings & Loan Assn
540 Main Street
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 26th
day of Oct, 19 92,
at 11:47 o'clock A. M., and recorded
in book M92 on page 25002 or as
file/reel number 52812.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Quelina Muelender, Deputy

Fee \$30.00