

MT 28086-HF

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TC 12 NOV 11 43

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH CLARK, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. FRALEY and ROBBIN LEE FRALEY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Casitas 98, better known as 4516 Altamont Drive, Klamath Falls, Oregon 97601, as shown on the map entitled "Casitas" filed in the office of the County Clerk, Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

ELIZABETH CLARK

P. O. Box 62

Cloverdale, OR 97112

GRANTOR'S NAME AND ADDRESS

JAMES D. FRALEY & ROBBIN LEE FRALEY

4516 Altamont Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James D. Fraley

877 Lower Klamath Lake Rd.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Steven S. Shaver, Quince

4516 Altamont

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____

SS.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____

Deputy.

27911

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 of the above granted premises, free from all encumbrances.

warrant and forever defend the above granted 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 \$ 30,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 _____ day of _____, 19____; 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.

Elizabeth Clark
 Elizabeth Clark

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,)
 County of Klamath) ss.
 _____, 19____
 Personally appeared the above named
 Elizabeth Clark

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

(OFFICIAL
 SEAL)

Before me:

Notary Public for Oregon

My commission expires: 9/21/87

STATE OF OREGON, County of _____) ss.
 _____, 19____

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of _____

_____ a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.
 Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 24th day
 of Nov. A.D., 19 92 at 11:43 o'clock A.M., and duly recorded in Vol. M92
 of Deeds on Page 27910.

FEE \$35.00

Evelyn Biehn County Clerk

By *Evelyn Biehn*