

OK 55956

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bruce A. Froemke and Gary B. Froemke

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harold T. Gracen and Eleanor J. Gracen, 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, 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: "South half of Lot 8 and all of lot 9 in block one of Hillcrest Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land.
2. Taxes for fiscal year 1987-88.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$10,000.00

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 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.

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.

Bruce A. Froemke
Gary B. Froemke by Bruce A. Froemke, Attorney in Fact

STATE OF OREGON,)
County of Klamath) ss.
November 24, 19 92.

Personally appeared the above named Bruce A. Froemke and Gary B. Froemke by Bruce A. Froemke

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

Before me: Notary Public for Oregon
(OFFICIAL SEAL) My commission expires: 10/2/93

STATE OF OREGON, County of) ss.
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Personally appeared and 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 behalf 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
(OFFICIAL SEAL) My commission expires: (If executed by a corporation, affix corporate seal)

Bruce A. Froemke
Rt. 5 Box 1033
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Harold T. and Eleanor J. Gracen
866 Riverside Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Harold T. Gracen
866 Riverside Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Harold T. Gracen
866 Riverside Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of Jan., 19 93, at 2:08 o'clock P.M., and recorded in book/reel/volume No. M93 on page 65 or as fee/file/instrument/microfilm/reception No. 55956 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Deputy

Fee \$30.00