

MTC 30540-KR

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. PETERSON DOING BUSINESS AS  
**FIRST LINE AUTO**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBIN FRYLING, 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:

Lots 5, 6, 7 and 8 in Block 218, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded November 8, 1989, in Volume M89, page

21561, Microfilm Records of Klamath County, Oregon in favor of Geno

Gheiler and Jessie Laverne Gheiler, as Beneficiary which the above named Grantee hereby agrees to assume and pay in full.

## 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 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 \$ 155,437.86

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 3rd day of September, 19 93; 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.  
September 3, 19 93

**FIRST LINE AUTO**

by:

JOHN H. PETERSON

Personally appeared the above named JOHN H. PETERSON doing business as  
**FIRST LINE AUTO**

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

Before me:

Kristi L. Redd  
 Notary Public for Oregon

My commission expires: 11/16/95

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)



**FIRST LINE AUTO**

1818 MC CLELLAN

KLAMATH FALLS OR 97603

GRANTOR'S NAME AND ADDRESS

**ROBIN FRYLING**

2805 ANDERSON

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

**ROBIN FRYLING**

2805 ANDERSON

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

**ROBIN FRYLING**

2805 ANDERSON

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was

received for record on the 3

day of Sept, 19 93,

at 11:43 o'clock a M. and recorded

in book M93 on page 22563 or as

file/reel number 67496

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn Clerk

30.00

Recording Officer

B. Pauline Mulholland Deputy