

75913

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANK P. GROHS and CHARLOTTE P. GROHS, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to grantors paid by PHILLIP L. GROHS and NEIL C. GROHS, JR., hereinafter called Grantees, do hereby grant, bargain, sell and convey unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Undivided one-half interest in Section 16; the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 19; N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 21, Township 41 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

To Have and to Hold the same unto the said Grantees and Grantee's heirs, successors and assigns forever.

And said grantors hereby covenants to and with said grantees and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantors 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 \$97,470.00.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantors have executed this instrument this 2nd day of February, 1994.

Frank P. Grohs
Frank P. Grohs

Charlotte P. Grohs
Charlotte P. Grohs

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on February 2, 1994, by Frank P. Grohs and Charlotte P. Grohs.

William L. Sisemore
Notary Public for Oregon
My Commission Expires: Oct 8, 1994

After recording, return to:

Grohs Ranch
21010 West Langell Valley Road
Bonanza, Or. 97622

Until a change is requested,
mail tax statements to:

Grohs Ranch
21010 West Langell Valley Road
Bonanza, Or. 97622

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Phillip Grohs the 10th day
of Feb A.D. 19 94 at 1:08 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 4624

Evelyn Biehn
By Dorlene Millmore County Clerk

FEE \$30.00

