

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM A. FRANKLIN and ANYA CHERYL FRANKLIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_

PAUL D. FREEMAN and ANN M. FREEMAN, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$ 105,000.00

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.

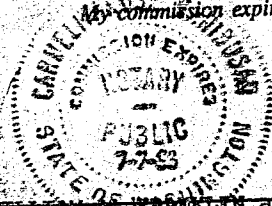
In Witness Whereof, the grantor has executed this instrument this 26th day of September, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, WASHINGTON )  
County of PIERCE ) ss.  
September 26, 19 94

Personally appeared the above named \_\_\_\_\_  
WILLIAM A. FRANKLIN  
ANYA CHERYL FRANKLIN

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ thier \_\_\_\_\_ voluntary act and deed.

Before me: Carmelita Rose Manibusan  
Notary Public for Oregon WASHINGTON  
My commission expires: 7-7-98



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 A. FRANKLIN and ANYA CHERYL FRANKLIN

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath  
I certify that the within instrument was received for record on the 5th day of Oct, 19 94, at 10:28 o'clock A. M., and recorded in book M94 on page 31162 or as file/reel number 89183.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDER'S USE

GRANTOR'S NAME AND ADDRESS  
PAUL D. FREEMAN and ANN M. FREEMAN  
C/O FMHA 120 15TH ST. SE, SUITE 102  
PUYALLUP, WA 98372

GRANTEE'S NAME AND ADDRESS  
PAUL D. FREEMAN and ANN M. FREEMAN  
C/O FMHA 120 15TH ST. SE, SUITE 102  
PUYALLUP, WA 98372

NAME, ADDRESS, ZIP

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

PAUL D. FREEMAN and ANN M. FREEMAN  
C/O FMHA 120 15TH ST. SE, SUITE 102  
PUYALLUP, WA 98372

NAME, ADDRESS, ZIP

Evelyn Biehn, County Clerk

Recording Officer

By Dorinda Marshall Deputy

Fee \$30.00