

TC

92327

MTC 1396-7296

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James R. Frith and Alice M. Frith, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leland D. Russell, 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:

The Northerly 250 feet of Lot 5, Block 1, Tract 1118, according to the official plot thereof on file in the office of the County Clerk of Klamath County, Oregon

Together with any water rights available to seller.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency as to its effect upon the title to any real property that may be described therein.

James R. Frith and Alice M. Frith

GRANTOR'S NAME AND ADDRESS

Leland D. Russell  
P.O. Box 38  
Chiloquin, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leland D. Russell  
39752 Sprague River Rd.  
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

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

By \_\_\_\_\_ Recording Officer  
Deputy.

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 \$ 11,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 27 day of April, 1979; 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.

(If executed by a corporation,  
affix corporate seal)

JAMES R. FRITH

ALICE M. FRITH

STATE OF OREGON,

County of KLAMATH

April 27, 1979

Personally appeared the above named

JAMES R. FRITH and

ALICE M. FRITH

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

Before me:

Notary Public for Oregon

My commission expires: 4-12-83

STATE OF OREGON County of

ss.

STATE OF OREGON,

County of Klamath

ss.

Filed for record at request of:

Mountain Title co

on this 12th day of Dec A.D. 19 94  
at 2:09 o'clock P M. and duly recorded  
in Vol. M94 of Deeds Page 37564

Evelyn Biehn County Clerk

By *Debra M. Mullendore*

Deputy.

Fee, \$35.00