

47776

MTC 42374-LW
WARRANTY DEED

Vol. 1997 Page 35291

DARREN FRANK and YVONNE FRANK, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
HENRY MAHLER and MICHELE MAHLER, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

That portion of TRACT 55 of MIDLAND TRACTS, lying Northerly of the
U.S.R.S. Lateral C-4-N and Easterly of Highway No. 97 also known as the
Dalles California Highway, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 71,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 47, MIDLAND, OR 97634

Dated this 22 day of Oct, 1997.

Darren Frank
DARREN FRANK

Yvonne Frank
YVONNE FRANK

STATE OF OREGON

SS. OCTOBER 22 19 97

COUNTY OF KLAMATH

Personally appeared the above named DARREN FRANK

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

Lisa Legget-Weatherly
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT42374-LW

Return to:
HENRY MAHLER
P.O. BOX 47
MIDLAND, OR 97634

35792

STATE OF OREGON,

County of KLAMATH

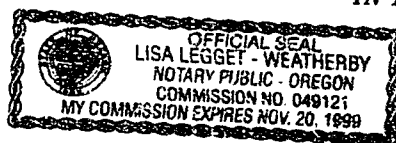
ss.

FORM No. 23—ACKNOWLEDGMENT
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BE IT REMEMBERED, That on this 23RD day of OCTOBER, 19 97,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named YVONNE FRANK

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that SHE..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of October A.D., 19 97 at 2:16 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 35791

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rosen