

11366

WARRANTY DEED (INDIVIDUAL)

Vol. 1782

Page 5375

WILLIAM R. NICHOLSON, JR.

AMERICO M. FRABOTTA AND LILLIAN J. FRABOTTA, hereinafter called grantor, convey(s) to
husband and wifeof KLAMATH, State of Oregon, described as:A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 1020 feet to the Southwest corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence South parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet to the place of beginning, EXCEPTING the West 25 feet thereof.

SUBJECT TO:

- 1) Rights of public in and to any portion of said premises lying within the limits of roads and highways.
- 2) Regulations, levies, liens and utility assessments of City Klamath Falls.
- 3) Regulations, levies, Assessments, Water and Irrigation rights and easements for ditches and canals of Enterprise Irrigation District. ***

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except As shown above

- *** 4) Regulations, levies liens and assessments of South Suburban Sanitary and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
- *** District 5) An easement for irrigation lateral over E 6 feet shown in

The true and actual consideration for this transfer is \$ 12,500.00.

***Deed Volume 219 page 80

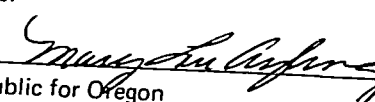
Dated this 30th day of April, 19 82.

 William R. Nicholson Jr.
STATE OF OREGON, County of Klamath

April 30

William R. Nicholson Jr., 19 82 personally appeared the above namedinstrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:


 Notary Public for Oregon
My commission expires: 11-16-84

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

William R. Nicholson, Jr.

TO

Americo M. Frabotta and
Lillian J. Frabotta

After Recording Return to:

Mr/Mrs. A. M. Frabotta
1505 Madison # 85
Klamath Falls, Ore., 97601Mail Tax Statements to same as
aboveForm No. 9-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30 day of April, 19 82 at 3:42 o'clock P. M. and recorded in book M 82 on page 5375 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By James M. Dure
Fee \$4.00

Deputy