

13613

WARRANTY DEED

STEVEN'S NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That Kenneth A. Frederick

9021

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth A. Frederick and Barbara Frederick, as community property, 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: Lot 6, Block 1, TRACT NO. 1111, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
2. A 10 foot easement for irrigation and drain along Easterly lot line and an 8 foot irrigation and drain easement along South lot line as shown on dedicated plat.
3. Subject to the terms and provisions of Reclamation Extension Act recorded in Volume 42, page 597, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in plat dedication, (for continuation of this document see reverse side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of 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.

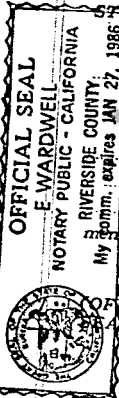
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,000.00 : ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, 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 24 day of JUNE, 1982, 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)

Kenneth A. Frederick  
Kenneth A. Frederick



STATE OF ~~OREGON~~ CALIFORNIA  
County of RIVERSIDE  
6-24-1982

Personally appeared the above named Kenneth A. Frederick  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: E. Wardwell  
Notary Public for CALIFORNIA  
My commission expires: 1-27-86

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

Kenneth A. Frederick  
GRANTOR'S NAME AND ADDRESS  
Kenneth A. Frederick and Barbara Frederick

After recording return to:  
E. Stephens Difani  
1900 W. Redondo Bch. Blvd.  
Gardena, CA 90247  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Kenneth A. Frederick  
10345 Union Street  
Cherry Valley, CA 92223  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 15 day of July, 1982, at 1:45 o'clock P. M., and recorded in book/reel/volume No. M82 on page 9021 or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By James McQuinn Deputy  
Fee \$4.00