

Until a change is requested, all tax statements shall be sent to the Grantee at the following address: 2947 Wayside Loop Springfield, Oregon 97477

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22159

STATUTORY WARRANTY DEED

O. P. COTNER and FRANCES K. COTNER, husband and wife, Grantor, hereby conveys and warrants to ROBERT L. FRACHISEUR and JEAN A. FRACHISEUR, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 13, Block 6, CRES-DELL ACRES SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Taxes for the fiscal year 1977-78, a lien but not yet due and payable.

Reservations as contained in plat dedication, to-wit:
"(1) A 16-foot easement along the river and centered on lot lines between Lots 1 and 8 and Lots 12 and 13 of Block 3 to provide access to river, (2) a 50-foot easement along Easterly side of all lots abutting on Oregon Highway No. 58 to provide for construction of future road, (3) a 16-foot utility easement along side of lots abutting on Karen Way and centered on all lines between lots, (4) Additional restrictions as provided in recorded protective covenants."

The Consideration for this transfer is \$19,600.00.

DATED this 9th day of September, 1977.

O. P. Cotner
O. P. COTNER

Frances K. Cotner
FRANCES K. COTNER

STATE OF OREGON, County of Deschutes, ss:

Personally appeared the above named O. P. COTNER and FRANCES K. COTNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 9th day of September, 1977.

[Signature]
Notary Public for Oregon
My Commission Expires: Sept. 22, 1978

STATUTORY WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH ;ss
I hereby certify that the within instrument was received and filed for record on the 6th day of April A.D., 1983 at 1:21 o'clock P M and duly recorded in Vol. M83, of Deed on page 5167

FEE \$ 4.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy

Robert L. Frachiseur
8949 Wayside Loop
Springfield, Or. 97477
DP 1 21