

34702

ASPEN S-27348-6
WARRANTY DEED (INDIVIDUAL)Vol. 184 Page 4601

AMERICO M. FRABOTTA and LILLIAN J. FRABOTTA, husband and wife

, hereinafter called grantor, convey(s) to

NELLIE M. SMITH

all that real property situated in the County

of Klamath, State of Oregon, described as:

SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those contained in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 24,000.00 *

**

Dated this 20th day of MARCH, 19 84.Americo M. Frabotta

AMERICO M. FRABOTTA

Lillian J. Frabotta

LILLIAN J. FRABOTTA

STATE OF OREGON, County of Klamath) ss.

March 20

, 1984 personally appeared the above named

AMERICO M. FRABOTTA and LILLIAN J. FRABOTTA

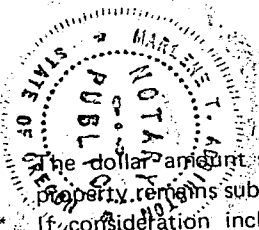
and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-85

* 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)

Americo M. FrabottaLillian J. Frabotta

TO

Nellie M. SmithAfter Recording Return to: 4 Tapes
Nellie M. Smith2037 Hope St.Klamath Falls, OR 97603

STATE OF OREGON,)

) ss.

County of _____

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

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, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
4. An easement for irrigation lateral over the East 6 feet as disclosed by deed recorded April 8, 1948 in Deed Volume 219 at page 80.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 21 day of March A.D. 19 84
at 11:31 o'clock A M, and duly
recorded in Vol. M84 of Deeds
page 4601

EVELYN BIEHN, County Clerk

By Pamela D. Deputy

Fee 8.00