

**Aspen**
TITLE & ESCROW, INC.

Aspen 32267

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

GARY A. FRAZIER

PATRICIA J. FRAZIER

15109 BROYLES

KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOSEPH F DEISTER AND BETTY L. DEISTER, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to GARY A. FRAZIER AND
PATRICIA J. FRAZIER, HUSBAND AND WIFE hereinafter called
grantee, all that real property situated in the County of
KLAMATH, State of Oregon, described as:

A portion of Lot 1, Block k1, RIVERSIDE ADDITION TO KENO, in the
County of Klamath, State of Oregon, more particularly described
as follows:

Beginning at the Southeast corner of Lot 1; thence Northwesterly
along the Southerly line of Lot 1 a distance of 165.5 feet to
the true point of beginning; thence Northeast parallel to and 20
feet from the Westerly line of said lot, when measured at right
angles, to the Northerly line of said Lot 1; thence
Northwesterly to the Northwest corner of said lot thence
Southwesterly along the West line of said lot to the South line
thereof; thence Southeasterly to the point of beginning.

ALSO Lot 2, Block 1, RIVERSIDE ADDITION TO KENO, in the County
of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Riverside Addition to Keno.
2. Easement & Release of Damages, including the terms and provisions thereof:
Recorded: December 23, 1931
Book: 96 Page: 480
3. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Mortgagor: Joseph F. Deister and Betty L. Deister
Mortgagee: State of Oregon, represented and acting by the
Director of Veterans' Affairs
Dated: June 10, 1976
Recorded: June 11, 1976 Book: M-76 Page: 8669
WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE
TERMS AND CONDITIONS CONTAINED THEREIN.

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those set out above.

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
\$64,000.00.

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WARRANTY DEED - INDIVIDUAL
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In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument, this 6th day of June, 1988.

Joseph F. Deister
JOSEPH F. DEISTER

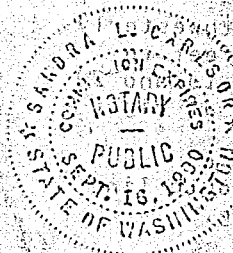
Betty L. Deister
BETTY L. DEISTER

WASHINGTON
STATE OF OREGON, County of Klamath ss.

June 13, 1988.

Personally appeared the above named JOSEPH F. DEISTER AND BETTY L. DEISTER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra L. Carlson
Notary Public for Klamath County
My Commission Expires: 9/16/90



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17 day
of June A.D., 19 88 at 11:22 o'clock 11:22M., and duly recorded in Vol. M 88
of Deeds on Page 9389

FEE 13.00

EVELYN BIEHN - County Clerk

By George J. McCaskey

THIS INSTRUMENT WILL NOT AFFECT THE RIGHTS OF THE PROPERTY DESCRIBED IN
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