

HARRANTY DEED - THURRAN

Vol. <u>M88</u> Page

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AFTER RECORDING RETURN TO: GARY^{1A}2.^MFRAZIER^{21A1} Dojuosxa and toinang.chi .sossanu .so PATRICIA J. FRAZIER 15109 BROYLES KLAMATH FALLS, OR 97601

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UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: . ▲21. Min - Vieto (1996) - Min - State (1996) ▲21. Min - Vieto (1996) - Min - State (1996) SAME AS ABOVE

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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 KLAMAIH, 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.
- Easement & Release of Damages, including the terms and provisions thereof: Recorded:

December 23, 1931

Book: 96 Page: 480 Mortgage, including the terms and provisions thereof to secure 3. the amount noted below and other amounts secured thereunder, if any: Mortgagor: Joseph F. Deister and Betty L. Deister State of Oregon, represented and acting by the Mortgagee: Director of Veterans' Affairs June 10, 1976 Dated:

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.

Continued on next page

938.9 **PSUS** Vol <u>m88</u> Page 9390 WARRANTY DEED - INDIVIDUAL PAGE 2 Tucke -magea NM. INCOLVICAT - 0530 YILANAN SO requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of June, 1988. PATRIC' Duster 196181 JØSEPH DEISTER DEISTER XXT SHITS SAVES VERIDIAL WASHINGTON STATE OF OREGON, County of <u>Kamania</u>)ss. <u>/3</u>,1988. June 网络白色花 사람은 말을 다. Personally appeared the above named JOSEPH F DEISTER AND BETTY L. DEISTER and, acknowledged the foregoing instrument to be their voluntary act and deed. Ζ. Before me: Sandra lson Notary, Public for <u>Itomania County</u>. My Commission Expires: _9//6/90 istani (61) és beginning ef activity content of tot in thence working of tot active the Southerly time at tot 1 a distance of 16543 for the true boint of use mennet thunce wortheast matalled of the content of the sector of the of said lot, when acapted at (ANIC) active sector of the of said lot 1; thence matrices. The tot in the of said lot 1; thence matrices. The tot in the of said lot 1; thence of the south of tot in the of said lot 1; thence of the south of tot in the of said lot 1; thence of the south of tot in the of the south of the south of tot in the of the south of tot 1; the south of tot in the of the south of tot 1; when the south of the of the of the south of tot 1; the south of the south of the of the south of the south of tot 1; the south of the ŝ 151 ALSO LOT 7. 8 SECTOR STREEDE ADDITION TO KEND. In the County "用的国际的时候"。同时有些同时不能是 STATE OF OREGON: COUNTY OF KLAMATH: SS. Filed for record at request of Aspen Title & Escrow 17 the _ day A.D., 19 88 at 11:22 o'clock 11:22M., and duly recorded in Vol. M 88 of ___ _ on Page __ 9<u>389</u>. EVELY BIEHN 13.00 County Clerk FEE By Geogra Talered . J viged not induced. L. Dereter COB(G)state of Oregon, represented and accing by the 主义的东西主要的基 erfolth lenoretev to reconnic 300 10, 1976 Veccroedt – June 14, 1976 – Booki M-76 – Ragel, 3563 Laich The Grante Herein Agrées 10 Assume and Pay According 10 The ារបន់ដែនបំ MIRANI JEREATEDI ANDITIOKOJ EKA EKSII TRATINGTING WILL NOT ALLOW USE OF THE PROPERTY OFSCRIBED IN ATS IN FRANCESS AND AUTOR OF APPENDE FAUESANT OCCURTERO IN ATS IN FRANCESS IN VIOLATION OF APPENDERING TAIS INSTRUMENT, INC FRANCESSON SCHEME FRANCESSON SCHEMENTS SHOULD CONCOMENT APPROPRIME FRANCESSON SOULD FRANCESSON SCHEMENT FOUND FRANCESSON APPROPRIME FRANCESSON SOULD FRANCESSON FRANCESSON FOUND FRANCESSON A REAL DEVERSION teer to out even entry of any and a line of an an entry of the second entry of the sec avade los les masses in the string the set of the set anv with warrant and detend the same egenericall persons who way thatily thats the same, excepted as shown above. of latenent stating contenstrong. Issues and such on 逐至1613年3月1日。 spag ixen no beginings)