

KNOW ALL MEN BY THESE PRESENTS, That

SHIRLEE W. BURGRAFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDRIC L. FREDELL and CLARA F. FREDELL, husband and wife, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

## MOUNTAIN TITLE COMPANY

"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."

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 all those of record 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 \$ 4,000.00

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 26th day of July, 1988; 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.

JACK A. BURGRAFF

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, SOUTH CAROLINA

County of July, 1988

STATE OF OREGON, County of Sumter

Personally appeared Shirlee W. Burgraff and

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

Personally appeared the above named

SHIRLEE W. BURGRAFF

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 SC  
My commission expires:

LY COMMISSION EXPIRES  
DECEMBER 12, 1993

958 Shadow Trail  
Sumter, SC 29150

GRANTOR'S NAME AND ADDRESS

FREDRIC L. FREDELL and CLARA F. FREDELL  
6291 Citadel Drive  
Huntington Beach, CA 92647

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded

SPACE RESERVED  
FOR  
RECORDER'S USE

in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

Order No.: 20052-K

EXHIBIT "A"  
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

Lot 5 in Block 7 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

Tax Account No.: 3407 015BB 00100

## PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 39 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

Tax Account No.: 3407 015BB 00600

## PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

Tax Account No.: 3407 015BA 02500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
of Aug. A.D., 19 88 at 12:18 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 12942  
FEE \$13.00  
By Evelyn Biehn County Clerk  
By D. Andrew Morrison