



Aspen 33129

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
BRENT D. FRAZIER
NANCY A. FRAZIER
P.O. BOX 1557
KLAMATH FALLS, OR 97601

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

WILLIAM W. REASONER AND ANN M. REASONER, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to BRENT D. FRAZIER AND
NANCY A. FRAZIER, HUSBAND AND WIFE, hereinafter called Grantee,
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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 1) Conditions,
Restrictions as shown on the recorded plat of Klamath River
Sportsman Estates. 2) Declaration of Conditions and
Restrictions, but omitting any restrictions based on race,
color, religion or national origin appearing of record:
Recorded: March 26, 1968, in Book: M-68 at page 4084. 3) Trust
Deed, including the terms and provisions thereof to secure the
amount noted below and other amounts secured thereunder, if any:
Grantor: William W. Reasoner and Ann M. Reasoner; Trustee:
Bank of Corvallis.; Beneficiary: U. S. Bancorp Mortgage Company;
Dated: March 16, 1987 Recorded: March 20, 1987, Book M-87
at page 4586, and Re-recorded on March 25, 1987 in Book M-87 at
page 4873. 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
\$85,000.00.

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 15th day of February, 1989.

William W. Reasoner
WILLIAM W. REASONER

Ann M. Reasoner
ANN M. REASONER

STATE OF OREGON, County of KLAMATH)ss.

February 14, 1989.

Personally appeared the above named WILLIAM W. REASONER AND ANN
M. REASONER and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before Me: Andrea Handaker
Notary Public for OREGON

My Commission Expires: 7-23-89

1989 FEB 21 AM 10 55

EXHIBIT "A"

PARCEL 1:

Lot 10, Block 4, KLAMATH RIVER SPORTSMAN'S ESTATES, in the County of Klamath, State of Oregon.

PARCEL 2:

A portion of Lot 11, Block 4, KLAMATH RIVER SPORTSMAN'S ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 11, Block 4 and running thence along the West line of said Lot 11 North 31 degrees 56' 40" West 484.25 feet to a point on the Southern line of Antler Drive as shown on said map, said point being the most Western corner of said Lot 11; thence Northeasterly along said Southern line of Antler Drive along an arc of a curve to the left with a radius of 130 feet a distance of 42.75 feet; thence leaving said Southern line and running in a Southeasterly direction to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of Feb. A.D., 19 89 at 10:56 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 3117.

FEE \$13.00

Evelyn Biehn . County Clerk

By Douline Mulkenaloe