



No. 01034214
WARRANTY DEED

AFTER RECORDING RETURN TO:
WILLIAM J. FRASCOGNA
1220 MARTIN
KLAMATH FALLS, OR. 97601

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

JUNE A. SOWELL, hereinafter called GRANTOR(S), convey(s) to
WILLIAM J. FRASCOGNA, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

The North 55 feet of Lot 16, Block 211, MILLS SECOND ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

"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." *WJF.*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90, a lien not yet payable. 2) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 3) Conditions and Restrictions as shown on the
recorded plat of Mills Second Addition to the City of Klamath
Falls.,

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
\$14,000.00.

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 6th day of October, 1989.

June A. Sowell
JUNE A. SOWELL

STATE OF OREGON, County of Klamath)ss.

October 6, 1989.

Personally appeared the above named JUNE A. SOWELL and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me, *Dorlene P. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Oct. A.D., 19 89 at 3:49 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 19000.

FEE \$8.00

Evelyn Biehn - County Clerk

By *Dorlene P. Addington*

'89 OCT 6 PM 3 49