



K-41939

STATUTORY WARRANTY DEED
(Individual or Corporation)

ROBERT JOSEPH FOLTYN

Grantor,

HARRY JAMES FREDRICKS AND MILDRED JANE FREDRICKS, husband and wife

Grantee,

conveys and warrants to _____ and State of Oregon.

the following described real property in the County of Klamath

A parcel of land situated in Block 24 of Eldorado Heights Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Northeast corner of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls; thence along the Southerly right of way line of Euclid Avenue, North 81°42' West, 116.70 feet; thence South 8°18' West, 70.84 feet; thence South 89°42' East, 125.41 feet to the West right of way of said Tiffany Street; thence along said right of way of said Tiffany Street, North 0°18' East, 54.00 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 63,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 2nd day of January 19 90 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

ROBERT JOSEPH FOLTYN

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 2nd day of January 19 89
by ROBERT JOSEPH FOLTYN

Notary Public for Oregon

My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Harry Fredricks
1919 Benson
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 2nd day of Jan. A.D. 19 90
at 1:36 o'clock PM. and duly recorded
in Vol. M90 of Deeds Page 29
Evelyn Biehn
By Evelyn Biehn Deputy
County Clerk

Fee, \$28.00