

WARRANTY DEED

AFTER RECORDING RETURN TO:

SUSAN R. WAGNER

3725 Shasta Way
Klamath Falls, OR 97603

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

ARNOLD A. FRY AND EVA M. FRY, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to SUSAN R. WAGNER, A Single Woman
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 4, FIRST ADDITION TO KENO WHISPERING PINES, in
the County of Klamath, State of Oregon.

Tax Acct. No.: 106 - 4007-1D0-400 Key No.: 618549

"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 FIRST ADDITION TO
KENO WHISPERING PINES. 2) Subject to rules and regulations of
Fire Patrol District. 3) This property lies within and is
subject to the levies and assessments of the Keno Pines Road
District. 4) Declaration of Conditions and Restrictions, but
omitting any restrictions based on race, color, religion or
national origin appearing of record: Recorded: August 29, 1968
in Book M-68 at page 782.

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
\$19,500.00.

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 23rd day of April, 1990.

X Arnold A. Fry
ARNOLD A. FRY

X Eva M. Fry
EVA M. FRY

STATE OF OREGON, County of Douglas) ss.

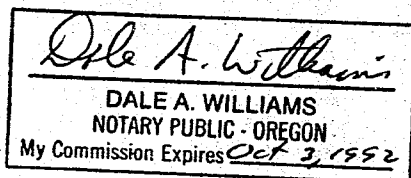
April 27, 1990.

Personally appeared the above named ARNOLD A. FRY AND EVA M. FRY
and acknowledged the foregoing instrument to be their voluntary
act and deed.

Before me: Dale A. Williams

Notary Public for OREGON

My Commission Expires: Oct 3, 1992



90 APR 30 AM 11 43

