

31725

K. 48314  
WARRANTY DEED

Vol. m91 Page 13330

KNOW ALL MEN BY THESE PRESENTS, That HENRY G. KLIEVER AND WANONA V. KLIEVER,  
HUSBAND AND WIFE, Grantor s

in consideration of \$6,500.00  
to them paid by the Grantee s herein, do hereby grant, bargain, sell and convey unto  
LARRY C. FRESH AND ALBERTA LEE FRESH, HUSBAND AND WIFE

Grantee s the following described real property, situate in the County of KLAMATH and  
State of Oregon, to wit:

LOT 6 IN BLOCK 5 OF WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.

SUBJECT TO: Easement for utilities and fire protection as shown on the plat of  
Wagon Trail Acreages Number One First Addition and reservations contained on said  
plat.; Declarations, Restrictions, Protective Covenants and Conditions for Wagon  
Trail Ranch, recorded August 30, 1972, in Volume M72, Page 9766, as amended by  
instrument recorded January 5, 1977, in Volume M77, Pages 207 and 210, Deed Records  
for Klamath County, Oregon.

Parcel # 2309-1A-4200/KEY #128169

To Have and to Hold the granted premises unto the said Grantee s, their Heirs and Assigns forever.  
And the Grantor s do covenant that they are lawfully seized in fee simple of the above granted  
premises free from all encumbrances, see above subject to's

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted  
premises, against the lawful claims and demands of all persons, except as above stated.  
Witness our hand s and seal this 9th day of July, 19 91.

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.

Henry G. Kliever (SEAL)  
HENRY G. KLIEVER

Wanona V. Kliever (SEAL)  
WANONA V. KLIEVER

Wanona V. Kliever (SEAL)

STATE OF OREGON } ss.  
County of POLK

BE IT REMEMBERED, That on this 9th day of July, 19 91, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
HENRY G. KLIEVER AND WANONA V. KLIEVER, HUSBAND AND WIFE

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.

Carol A. Trowbridge  
Notary Public for Oregon.  
My Commission expires 12/23/1993

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL  
BE SENT TO THE FOLLOWING ADDRESS:

MR. & MRS. LARRY C. FRESH  
8C 76 BOX 1012  
LaPINE, OR 97739

Return to:

MR. & MRS. LARRY C. FRESH  
8C 76 BOX 1012  
LaPINE, OR 97739

STATE OF OREGON } ss.  
County of Klamath

I certify that the within instrument was received for  
record on July 10, 1991  
at 11:18 o'clock AM, and was recorded  
in Book M91 Page 13330 Record  
of Deeds of said county.

Evelyn Biehn, County Clerk  
Recorder of Conveyances

By Daniel M. Muehlstein Deputy

Fee \$28.00