the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of <u>Klamath</u> and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXIHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of <u>November</u>, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)	
County ofDeschutes)	ss.
November 26,	1991	·

Personally appeared the above named _____ ROGER_JASON_FRET_____

and acknowledged the foregoing instrument to be <u>his</u> voluntary act and deed.

Before me: Warlinest Notary Public for Oregon My commission expires:

	LILLANDALA CONTRACTOR
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8 Color mater	282 3. 411 WAR 2
引行经会与NOTA?	PUPUC-CAECON
COMMIS	SION NO. A 200438 NEXPIRES JUNE 10, 1992
A MY COMMISSIO	NEXT TREAD COLORD COLORD

EDET

Khimm albut Fail	
MAN ALBERT FRAT	15/30/91
ACTRONALASON FREI	
+ Care And Lusser 17/17/51	:
CAROL RUSSELL	

and that

(SEAL)

STATE	OF OREGON, County of) ss.
	The foregoing instrument was acknowl	edged before me this
	president, and by	
	secretary of	,
a	corporation, on beha	lf of the corporation.

Notary Public for Oregon . My commission expires:

MURHAN ALDERI FREI ET AL		1	STATE OF OREGON.	
1055 S. Paloverde				<i>SS</i> .
Mesa, AZ 85208			Sounty of	
GRANTUR'S NAME AND ADDRESS		and a second	I certify that the wi	thin instrument was
DWAYNE K. WALTENBURG, JR.			received for record on	
3209 Crest St.			day of	. 19
Klamath Falls, OR 97603			at o'clock	
GRANTLE'S NAME AND ADDRESS		SPACE RESERVED	in book on p	
After reconting return to		FOR	file/reel number	
SAME AS GRANTEE		RECORDER'S USE	Record of Deeds of said	Ncounty.
	- · · · ·		Witness my hand e	and seal of County
·	· ·		affixed.	
NAME, ADDRESS, ZIP			• • • • • • • • • • • • • • • • • • •	
Units a change in respected all has scattering shall be seen his the following salaress SAME AS GRANTEE				
				Recording Officer
· · · · · · · · · · · · · · · · · · ·			BY	Depur
NAME, ADDRESS, ZIP	1			and the second second

Attachment for Notary of Signature to Warranty Deed dated November 26, 1991.

State of Texas, County of Ellis

December 12, 1991 Personally appeared the above named Norman Albert Frei and acknowledged the foregoing instrument to be his voluntary act and deed.

Beføre me: Patricia A. Wright / Notary Public for the State of Texas

My Commission expires: 03/23/95



State of Oregon	December 17; 1991
County of <u>Klamath</u> Personally appeared the above named <u>C</u>	AROL ANN RUSSELL , , , , , , , , , , , , , , , , , ,
Personally appeared the above named and acknowledged the foregoing instrume deed. WITNESS My hand and official seal.	ent to be
Aristic Alda	(seal)
My Commission Care	December 30, 1991
State of Oregon	December Jo
County of <u>Klamath</u> Personally appeared the above named	WARREN ALVIN FREI woluntary act and
and acknowledge	NOTARY PUBLIC - OREGON
WITNESS My hand and official seal.	COMMISSION NO. CLOUD MY COMMISSION EXPIRES NOV. 16, 1995
Kii Fredd	(seal)
Notary Public for Oregon My Commission expires: 11/16/95	

27308

NTC NO: 26396-KR

27309

dav

EXHIBIT A LEGAL DESCRIPTION

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10. Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30 feet and North 1 degree 02' West a distance of 533.4 feat from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 40' East a distance of 265 feet to a point; thence North 1 degrees 02' West a distance of 83 feet to a point; thence South 89 degrees 40' West a distance of 265 feet to an iron pin; thence South 1 degree 02' East a distance of 83 feet. more or less, in the NE 1/4 NE 1/4 of Section 10, Toynship 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. ALSO that tract of land situated in the NE 1/4 NE 1/4 of Section 10. To:mship 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30 feet, North 1 degree 02' West a distance of 533.4 feet, and North 89 degrees 40' East a distance of 265 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Heridian, Klamath County, Oregon, and running thence North 89 degrees 40' East a distance of 425 feet to a point; thence North 1 degree 02' West a distance of 415.0 feet to a point; thence South 89 degrees 40' West a distance of 425 feet to a point; thence South 1 degree 02' East a distance of 415 feet to the point of beginning.

TOUNTY OF KLAMATH:	SS.	the $31st$ mg1
STATE OF OREGON: COUNTY OF KLAMATH:	<u>Fitle Co.</u> P.M., and duly r	ecorded in voi.
h of <u>Houre</u>	2:09 O'Clock on Page27307	County Clerk
	eeds Evelyn Biehn .	Mulender
of of	By Danie	

\$38.00 FEE