

ROBERT L. DRAGOO and LUCILLE M. DRAGOO,

_____ , hereinafter called

hereinafter called the grantor, for the consideration hereinafter stated, to grant, part by _____, hereinafter called KATHLEEN FREY, 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 _____ Klamath _____ and State of Oregon, described as follows, to-wit:

SEE EXHIBIT 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 those of record and those apparent upon the land, if any, as 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00

[illegible]

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 17th day of April, 19 92 ;
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 of _____) ss.
_____, 19____.

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument
to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
COMMISSION EXPIRES NOV. 16, 1995

STATE OF OREGON, County of Clatsop) ss.

The foregoing instrument was acknowledged before me this
4/17, 1992, by ROBERT L. DRAGOO

TRUSTEE ~~president~~, and by LUCILLE M. DRAGOO
TRUSTEE ~~secretary~~ of
THE DRAGOO FAMILY TRUST

Notary Public for Oregon Kristi L. Redd
My commission expires: 11/16/95 (SEAL)

ROBERT L. DRAGOO & LUCILLE N. DRAGOO

302 E Laguna Park Drive
Elk Grove Calif 95758

GRANTOR'S NAME AND ADDRESS

KATHLEEN FREY

9221 Hill Rd
K Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After monitoring period is:

KATHLEEN FREY

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KATHLEEN FREY

NAME ADDRESS ZIP

STATE OF OREGON,

SS

~~County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.~~

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Recording Officer _____
Deputy _____

By

EXHIBIT A
LEGAL DESCRIPTION

A portion of the North-half of Tract 37, MERRILL TRACTS, 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 a point on the East boundary of said Tract 37, said point being 157.5 feet North of the Southeast corner of said Tract 37; thence West 115.75 feet, parallel with the North line of said Tract 37; thence North 117.5 feet, parallel with the West boundary of said Tract 37 to the South boundary of that parcel of property heretofore conveyed to the City of Merrill for street purposes in Deed recorded in Volume 263, page 165, Deed Records of Klamath County, Oregon; thence East 115.75 feet along the Southerly boundary of said street; thence South 117.5 feet to the point of beginning;
AND

Commencing at the Northeast corner of the South Half of Tract No. 37 of MERRILL TRACTS, Klamath County, Oregon, and extending thence North along the East line of said Tract 37 a distance of 23.75 feet to the true point of beginning; extending thence West parallel to the East-West center line of said Tract 37 a distance of 115.75 feet, thence South at right angles a distance of two feet; thence East parallel to the East-West center line of said Tract 37 a distance of 115.75 feet to the East line of said Tract 37, which is also the West line of Polk Street, City of Merrill, Oregon; thence North a distance of two feet, more or less, to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day
of April A.D., 19 92 at 10:21 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 8325.

Evelyn Biehn - County Clerk
By Pauline Miller

FEE \$35.00