MOUNTAIN TITLE COMPANY

49597 WARRANTY DEED mtc 23086-MF Vol. m92 Page 19059

*KNOW ALL MEN BY THESE PRESENTS, That* JAMES D. FRALEY and ROBBIN LEE FRALEY, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* STEVEN D. QUIRICONI and SHARON K. QUIRICONI, husband and wife *hereinafter called 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:*

Lot 98, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

92 AUG 21 AM 11 45

*"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 *and that 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* $ 47,000.00 (See ORS 93.030)

*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* August, 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.*

James D. Fraley
JAMES D. FRALEY

Robbin Lee Fraley
ROBBIN LEE FRALEY

*STATE OF OREGON,* County of Klamath ) ss.
August 17th, 19 92.

*Personally appeared the above named* JAMES D. FRALEY and ROBBIN LEE FRALEY *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

*Before me:* Helen M Fink
*Notary Public for Oregon*
*My commission expires:*

OFFICIAL SEAL
HELEN M. FINK
NOTARY PUBLIC - OREGON
COMMISSION NO. 014766
MY COMMISSION EXPIRES APR. 20, 1996

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

*Notary Public for Oregon*
*My commission expires:* (SEAL)

~~JAMES D. FRALEY and ROBBIN LEE FRALEY~~
OR
GRANTOR'S NAME AND ADDRESS
STEVEN D. QUIRICONI and SHARON K. QUIRICONI
GRANTEE'S NAME AND ADDRESS
After recording, return to: STEVEN D. QUIRICONI and SHARON K. QUIRICONI
4516 Altamont
Klamath Falls OR 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
STEVEN D. QUIRICONI and SHARON K. QUIRICONI
4516 Altamont
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,* ss.
*County of* Klamath
*I certify that the within instrument was received for record on the* 21st *day of* Aug., 19 92, *at* 11:45 *o'clock* A *M., and recorded in book* M92 *on page* 19059 *or as file/reel number* 49597, *Record of Deeds of said county.*
*Witness my hand and seal of County affixed.*

Evelyn Biehn, County Clerk
*Recording Officer*
*By* Darlene Mullen *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY