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50018 E & ESCROW, INC.

02038829 WARRANTY DEED

AFTER RECORDING RETURN TO: ROBERT W. FRIEDBERGER MARY JANE FRIEDBERGER 867 TEHANA Lodi CA 95242

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

KENNY DOYLE O'NEAL AND LYNETTE MARIE O'NEAL, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot $\frac{54}{94}$, Block $\frac{50}{20}$, HOT SPRINGS ADDITION TO THE CITY OF KLAHATH FALLS, in the County of Klamath, State of Oregon.

1 MAP 3809-28BC TL 14500

"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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent upon the land.

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 \$45,000.00.

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 19th day of August, 1992. KENNY BUYLE CHEAL LYNE() TE MARIE O'NEAL THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION DUE TO A CLERICAL ERROR. STATE OF OREGON, County of KLAMATH)ss. _, 1992 21

Personally appeared the above named KENNY DOYLE O'NEAL AND LYNETTE MARIE O'NEAL and acknowledged the foregoing Anstru to be their voluntary act and deed was could some Before me:

PANYA L. HARTWELL Notary Public for OREGON NOTARY PUBLIC - OREGON My Commission Expires: My Commission Expires 2/8/90

STATE OF OREGON: COUNTY OF KLAMATH:

TATE OF CREED 1st Aspen Title Co. the Filed for record at request of A.D., 19 92 at 10:44 o'clock A M., and duly recorded in Vol. on Page <u>19874</u> Deeds County Clerk Evelyn Biehn

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