

84207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICK THOMAS FRABOTTA AND PATRICIA M. FRABOTTA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit: **** RICK FRABOTTA AND PATRICIA FRABOTTA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FRABOTTA LOVING TRUST DATED JUNE 22, 1994, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligation. INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the 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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the premises between the parties, should be stated. See ORS 92.030.

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

In Witness Whereof, the grantor has executed this instrument this 22nd day of June, 1994. If a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Rick Thomas Frabotta
RICK THOMAS FRABOTTA

Patricia M. Frabotta
PATRICIA M. FRABOTTA

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on JUNE 22, 1994, by RICK THOMAS FRABOTTA & PATRICIA M. FRABOTTA

This instrument was acknowledged before me on , 19 , by ss.



OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO. 010393
MY COMMISSION EXPIRES OCT 31, 1995

James H. Smith
JAMES H. SMITH

My commission expires 10/31/95 Notary Public for Oregon

RICK THOMAS & PATRICIA M. FRABOTTA
301 FRONT STREET
KLAMATH FALLS, OR 97601

Grantor's Name and Address
RICK THOMAS FRABOTTA & PATRICIA M. FRABOTTA
FRABOTTA LOVING TRUST DATED 6/22/1994
301 FRONT STREET
KLAMATH FALLS, OR 97601

Grantee's Name and Address
After recording return to (Name, Address, Zip):
JAMES H. SMITH, ESQ.
711 BENNETT AVENUE
MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):
RICK & PATRICIA FRABOTTA
301 FRONT STREET
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. , Record of Deeds of said County.

Witness my hand and seal of County affixed,

NAME

TITLE

By , Deputy.

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Lot 14 and 15, Block 47, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion of Lot 15, described as follows:

Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the NE corner to said lot; thence Westerly parallel with the North line of said lot 60.5 feet; thence Westerly parallel with the South line of said Block 98 feet, more or less, to the West line of said Lot 15, thence North along the lot line of the NW corner of said Lot; thence Easterly along the alley line to the NE corner of said Lot; thence South along the lot line, 60 feet to the point of beginning. 30

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of James H. Smith the 13th day
of July A.D., 1994 at 10:10 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 21571

FEE \$35.00

Evelyn Biehm County Clerk
By Dorinda Mulenbark