

85638

08-09-94P52-06 RCVD

WARRANTY DEED Forrest A. Freid & Juanita R. Freid, ss.

KNOW ALL MEN BY THESE PRESENTS, That as Trustees of the Forrest A. Freid & Juanita R. Freid Revocable Trust, as tenants in Common.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy S. Sparacino or Cynthia L. Sparacino 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:

Government lot 4 Section 3 Township 35 South, Range 7, East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO the rights of public in and to that portion of the property lying within the limits of roadways and highways;

SUBJECT TO RIGHTS of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State Of Oregon in the portion lying below the high water mark thereof;

SUBJECT TO reservations and restrictions contained in a deed recorded January 20, 1958, Klamath County Deed Book 297, page 85.

SUBJECT TO reservations listed in an instrument recorded January 20, 1958, Klamath County Deed Book 297, page 85.

(IF SPACE 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

and that 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 \$95,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS §3.030.)

In construing this deed, where the context so requires, the singular includes the plural.

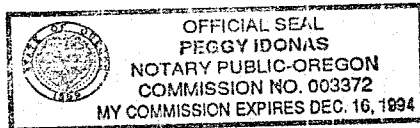
In Witness Whereof, the grantor has executed this instrument this 9th day of August, 1994

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Forrest A. Freid T.E.S.
Juanita R. Freid T.E.S.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 9, 1994, by FORREST A. FREID & JUANITA R. FREID



Peggy Idonas
Notary Public for Oregon
My commission expires 12/16/94

FORREST & JUANITA FREID
105 So. CHILOGUIN DR.
CHILOGUIN, OR 97624

Grantor's Name and Address

RANDY & CYNTHIA SPARACINO
372 FIR CANYON RD.
GRANTS PASS, OR 97527

Grantee's Name and Address

After recording return to (Name, Address, Zip):

RANDY S. SPARACINO
372 FIR CANYON RD.
GRANTS PASS, ORE. 97527

Until requested otherwise send all tax statements to (Name, Address, Zip):

RANDY & CYNTHIA SPARACINO
372 FIR CANYON RD.
GRANTS PASS, ORE. 97527

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 9th day of Aug, 1994, at 2:06 o'clock P.M., and recorded in book/reel/volume No. M94 on page 24526 and/or as fee/file/instrument/microfilm/reception No. 85638, of the Deeds Records of said County.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk

NAME Evelyn Riehn TITLE Deputy

Fee \$30.00

30.00
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