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01-27-95A09:24 RCVD

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WARRANTY DEED

Vol 195 Page 1959

KNOW ALL MEN BY THESE PRESENTS, That M. ROLLINS

PATRICIA FRABOTTA aka PATRICIA

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: **** PATRICIA FRABOTTA, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE PATRICIA 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.

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 part of the consideration (indicate which) (If the sentence between the symbols is not applicable, it should be deleted. See ORS 93A40.)

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 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.

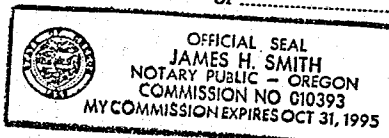
PATRICIA FRABOTTA

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JUNE 22, 1994, by PATRICIA FRABOTTA

This instrument was acknowledged before me on 19, 19

by as of



JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/95

PATRICIA FRABOTTA

301 FRONT ST.

KLAMATH FALLS, OR 97601

PATRICIA FRABOTTA, TRUSTEE OR HER

SUCCESSORS IN TRUST UNDER THE PATRICIA FRABOTTA LOVING TRUST

301 FRONT ST.

KLAMATH FALLS, OR 97601

Grantor's Name and Address

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

JAMES H. SMITH, ESQ.

711 BENNETT AVE.

MEDFORD, OR 97504

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

PATRICIA FRABOTTA

301 FRONT ST.

KLAMATH FALLS, OR 97601

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.

By NAME TITLE Deputy.

Parcel 1:

The Southerly 75 feet of Lots 19 and 20, 21 and 22 in Block 11 of ST FRANCIS PARK according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lot 1, Block 2, FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Smith the 27th day
of Jan A.D., 19 95 at 9:24 o'clock AM. and duly recorded in Vol. M95
of Deeds on Page 1959
Bernetha G. Letsch County Clerk
By [Signature]

FEE \$35.00