

95654

03-02-95P03:74 RCVD

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WARRANTY DEED

ASPEN TITLE #05042940
AFTER RECORDING RETURN TO:
FORDUS J. FRALEY
SANDRA L. FRALEY
5230 STURDIVANT AVE.
KLAMATH FALLS, OREGON 97603

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

HAROLD K. PICKRELL AND MARGARET A. PICKRELL AND HOWARD J.
BOURQUIN hereinafter called GRANTOR(S), convey(s) to FORDUS J.
FRALEY AND SANDRA L. FRALEY, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 57, LAMRON HOMES, in the County of Klamath, State of Oregon.
TOGETHER WITH a strip of land 15 feet wide adjacent to and
parallel with the South boundary of Lot 57, LAMRON HOMES.

CODE 41 MAP 3909--11DC TAX LOT 8800

"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 30.390."

SLF

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 apparent upon the land, contracts and/or
liens for irrigation and/or drainage, AND Trust Deed including
the terms and provisions thereof, recorded July 28, 1994, in
Volume M-94 page 23194, Mortgage records of Klamath County, in
favor of Alton C. Willford and Patricia A. Willford, husband and
wife, which Trust Deed Grantee herein AGREES to assume and pay
according to the terms and provisions contained therein, 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
\$89,000.00.

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

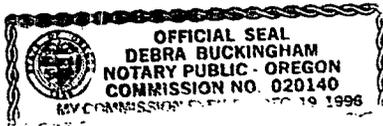
IN WITNESS WHEREOF, the grantor has executed this instrument
this 23rd day of February 1995.

Harold K. Pickrell
HAROLD K. PICKRELL

Margaret A. Pickrell
MARGARET A. PICKRELL

Howard J. Bourquin by Margaret A. Pickrell atty in fact
HOWARD J. BOURQUIN

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 2nd day
of March, 1995, by
Harold K. Pickrell and Margaret A. Pickrell for herself and as Attorney
in Fact for Howard J. Bourquin
Before me: *[Signature]*
Notary Public for Oregon
My Commission Expires: 12-19-96

7884

WARRA DEED

8964 Aspen 4668

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day
of March A.D., 19 95 at 3:34 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 4667

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch

FEE \$35.00

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CHARLETT A. CRILL

NOTARY PUBLIC
DEBRA HUCKLEBERRY
OFFICIAL SEAL

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