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03-02-95P03:32 RCVD

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Aspen TITLE & ESCROW, INC.

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."

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 the 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)
)ss.
County of Klamath)

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES DEC 19 1996

The foregoing instrument was acknowledged before me this 2nd day of March, 1995, by Harold K. Pickrell and Margaret A. Pickrell for hereself and as Attorney in Fact for Howard J. Bourquin.

Before me: Debra Buckingham
Notary Public for Oregon
My Commission Expires: 12-19-96

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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.

Bernetha G. Letsch, County Clerk

By Pauline Mullendore

FEE $35.00