Vol. M95 Page



WARRANTY DEED

#03043456 AFTER RECORDING RETURN TO:

JAMES M. MACHADO J. RANELL MACHADO P.O. BOX 1095 PINECREST, CA 95364

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

DANIEL K. FRIESEN and PEGGY ANNE FRIESEN, who acquired title as PEGGY ANNE BORGES, hereinafter called GRANTOR(S), convey(s) to JAMES M. MACHADO and J. RANELL MACHADO, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The N 1/2 of Lot 13, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPT the East 5 feet thereof taken for street purposes.

Code 41 Map 3909-3DC TL 4200

"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, AND Trust Deed recorded in Book M-92 at page 8718, which Grantees herein hereby assume and agree to pay and hold Grantor herein harmless therefrom 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 \$45,000.00.

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 oth day of July, 1995.

DANIEL K. FRIESEN

PEGGY ANNE FRIESEN

STATE OF OREGON

County of Klamath

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
HY COMMISSION SECTION SECTION OF THE PUBLIC - OREGON
HY COMMISSION SECTION OF THE PUBLIC - OREGON

On July 20, 1995, DANIEL K. FRIESEN and PEGGY ANNE FRIESEN personally appeared before me,
____who is personally known to me

Whose identity I proved on the basis of Arreis lucense whose identity I proved on the oath/affirmation of

to be the signer of the above document, and they acknowledged that they signed it

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Notary Public for Oregon

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My Commission Expires: January 31, 1998

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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