



## 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.

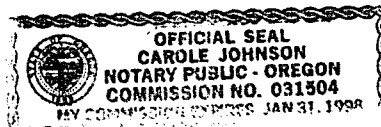
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of July, 1995.

Daniel K. Friesen  
DANIEL K. FRIESEN

Peggy Anne Friesen  
PEGGY ANNE FRIESEN

STATE OF OREGON  
County of Klamath



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 driver's license

\_\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a credible witness

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

Carol Johnson

Continued on next page

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WARRANTY DEED  
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Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
of July A.D., 1995 at 3:36 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 18828

FEE \$ 335.00

By Bernetha G. [Signature] County Clerk

THE STATE OF OREGON, COUNTY OF KLAMATH: ss.  
I, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on the 20th day of July, A.D., 1995, at 3:36 o'clock P.M., and duly recorded in Vol. M95, of Deeds, on Page 18828.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Medford, Oregon, this 20th day of July, A.D., 1995.

Bernetha G. [Signature]  
County Clerk

NOTARY PUBLIC FOR OREGON  
My Commission Expires: January 31, 1998

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