

UTC 35847 DS

J.A. FREDERICK and CATHERINE JEAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to JIM F. MILESTONE and CINDY LOU H. MILESTONE, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 1, BLOCK 49, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 258 17TH AVE., SAN FRANCISCO, CA 94121

Dated this 18TH day of August, 1995

J.A. Frederick
J.A. FREDERICK

Catherine Jean
CATHERINE JEAN

NOTARY ACKNOWLEDGEMENT

STATE OF Nevada

COUNTY OF Elko

SS. August 18 19 95

Personally appeared the above named J. A. Frederick and Catherine Jean and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Mary Lou Ray

Notary Public for State of Nevada

My commission expires 12-8-96

(seal)

Return to:

JIM F. MILESTONE
258 17TH AVE.
SAN FRANCISCO, CA 94121

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day of Aug A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 22412.

FEE \$30.00

By Bernetha G. Letsch County Clerk