

## WARRANTY DEED

9234 MTC 3646/DS  
 RODNEY D. FREITAG and LYNETTE FREITAG, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey  
 RUTH J. WILDE,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 57,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 3426 ANDERSON AVE., KLAMATH FALLS, OR 97603

Dated this 16 day of Nov., 1995

Rodney D. Freitag  
 RODNEY D. FREITAG

Lynette Freitag  
 LYNETTE FREITAG

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 16 Nov. 19 95  
 COUNTY OF Klamath

Personally appeared the above named

Rodney D. Freitag +  
Lynette Freitag

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

RUTH J. WILDE  
 3426 ANDERSON AVE.  
 KLAMATH FALLS, OR 97603

## EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tract 33, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of Tract 33 of ALTAMONT SMALL FARMS, said point being 107 feet distant from the Northwest corner of said tract, and running thence South 88 degrees 46' East along the said Northerly boundary of said Tract, 107 feet; thence South 0 degrees 11' West 200 feet, more or less, to a point in the Southerly boundary of said tract; thence North 88 degrees 46' West along the Southerly boundary of said Tract, 107 feet; thence North 0 degrees 11' East 200 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day  
of November A.D., 1995 at 3:30 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 31375.

By Bernetha G. Letsch, County Clerk  
Annette Mueller

FEE \$35.00