

MTC356111MS

WARRANTY DEED

JAMES G. CLARK,

Grantor(s) hereby grant, bargain, sell and convey

JAMES D. FRALEY and ROBBIN L. FRALEY, 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:

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

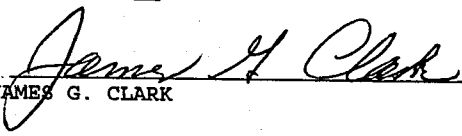
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 20282 KENO WORDEN ROAD, KLAMATH FALLS, OR 97603

Dated this 17th day of November, 1995.


JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF Californiass. November 1719 95COUNTY OF Contra Costa

Personally appeared the above named **JAMES G. CLARK**

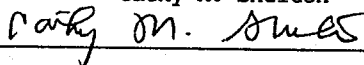
and acknowledged the foregoing instrument to be his voluntary act.



(seal)



Before me: Cathy M. Shelton

Notary Public for Contra Costa CountyMy commission expires 12/18/96

Return to:

JAMES D. FRALEY
20282 KENO WORDEN ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

Vacated Lots 1-3 and 18-24 of Block 39, WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 22 day
of Nov. A.D., 19 95 at 11:41 o'clock A. M., and duly recorded in Vol. M95,
of Deeds on Page 32036.

FEE \$35.00

Bernetha G. Ltsch, County Clerk
By Annette Mueller