

## WARRANTY DEED

MTC 37647MS

GENEVIE ALDRICH FRASIER, WHO ACQUIRED TITLE AS GENEVIE M. ALDRICH, Grantor(s) hereby grant, bargain, sell and convey to: BOBBY L. NEWMAN and CYNTHIA L. NEWMAN, 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 23, BLOCK 8, OREGON SHORES SUBDIVISION TRACT 1053, 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:

SUBJECT TO: First Trust Deed recorded November 29, 1993 in Volume M93, Page 31555, Microfilm Records of Klamath County, Oregon, in favor of ARNOLD E. DIERINGER.

The Grantess herein hereby agree to assume and pay in full the first Trust Deed described above.

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 \$ 29,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 37838 Aspenwood Drive, Chiloquin, OR 97624

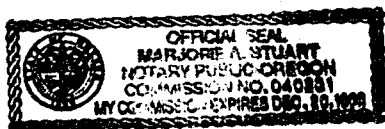
Dated this 1st day of April, 19 96

*Genevieve Aldrich Frasier*  
GENEVIE ALDRICH FRASIER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 1 19 96  
COUNTY OF Klamath  
Personally appeared the above named Genevieve Aldrich Frasier

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

*Marjorie A. Stuart*  
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT37647-MS

Return to:

BOBBY L. NEWMAN  
37838 Aspenwood Drive, Chiloquin, OR 97624

WARRANTY DEED

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 4th day  
of April A.D., 19 96 at 11:45 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 9510

Bernetha G. Letsch, County Clerk

By Cherry Russell

FEE \$35.00

THIS DEED WAS PREPARED BY THE AMERITITLE COMPANY, A CORPORATION OF THE STATE OF OREGON, AND WAS DULY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, IN BOOK M96, PAGE 9510.

THE AMERITITLE COMPANY, A CORPORATION OF THE STATE OF OREGON, HEREBY WARRANTS THAT THE FOREGOING DEED WAS DULY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, IN BOOK M96, PAGE 9510.

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AMERITITLE COMPANY  
COUNTY CLERK

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