



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044984

AFTER RECORDING RETURN TO:

DAVID A. FRAME

CYNTHIA L. FRAME

1900 Weed Ave
Verona, OR 97064UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ALFRED G. FATTOUCH AND LINDA J. FATTOUCH, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DAVID A. FRAME and
CYNTHIA L. FRAME, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$30,000.00.

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 21 day of July 1996

Alfred G. Fattouch
ALFRED G. FATTOUCH

Linda J. Fattouch
LINDA J. FATTOUCH

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On July 27, 1996 before me, Susan J. Grantham
Alfred G & Linda J. Fattouch** personally appeared NOTARY PUBLIC

~~personally known to me~~ (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) ~~is~~/are
subscribed to the within instrument and acknowledged to me that
~~he/she~~/they executed the same in ~~his/her~~/their authorized
capacity(ies), and that by ~~his/her~~/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

96 AUG -6 P3:52

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Signature

Susan J. Grantham

My commission expires: September 14, 1998



A tract of land situated in the E 1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00 degrees 14' 22" West, 1109.83 feet; thence South 13 degrees 07' 17" West 87.28 feet; thence South 11 degrees 36' 09" West 207.42 feet; thence South 07 degrees 34' 59" West, 356.39 feet; thence South 06 degrees 34' 14" East 282.07 feet to a point on the West bank of Lost River and the true point of beginning of this description; thence South 06 degrees 34' 14" East along said West bank 353.34 feet to a 5/8 inch iron pin; thence West 645.45 feet to a 5/8 inch iron pin on the East right of way line of the County Road; thence Northerly along the arc of a curve to the left and along said East line (central angle = 19 degrees 52' 01" and radius = 530 feet) 183.77 feet to a 5/8" iron pin; thence North 08 degrees 58' 37" West along said East line 60.66 feet to a 5/8 inch iron pin; thence along said East line on the arc of a curve to the left (central angle = 03 degrees 11' 15" and radius = 1980 feet) 110.15 feet to a 5/8 inch iron pin; thence East 631.66 feet to the true point of beginning of this description.

CODE 56 MAP 3911-1900 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of August A.D., 19 96 at 3:52 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 24030.

Bernetha G Letsch, County Clerk

FEE \$40.00

By [Signature]