

24391

WARRANTY DEED

Vol. m96 Page 27851MTC 39174
LARRY FREDRICKSON and CHRISTINE FREDRICKSON,

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

DAVID S. GILES and TONY W. GILES, husband and wife,

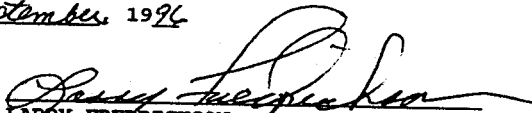
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

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

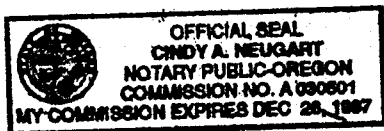
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 72,100.00.

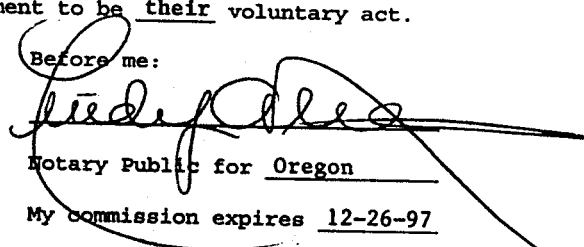
Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 821 ~~***REDACTED***~~, GILCHRIST, OR 97737Dated this 3rd day of September, 1996
LARRY FREDRICKSON
CHRISTINE FREDRICKSON

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF DeschutesSS. September 3 19 96Personally appeared the above named Larry Fredrickson and Christine Fredricksonand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:


Notary Public for OregonMy commission expires 12-26-97

ESCROW NO. SR000826CN

Return to:

DAVID S. GILES

PO BOX 821 ~~***REDACTED***~~

GILCHRIST, OR 97737

27852

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, and Section 1, Township 25 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, running thence North 0 degrees 32' East a distance of 1066.76 feet and thence East a distance of 505.00 feet to the true point of beginning; thence East 151.0 feet; thence North 295.0 feet; thence West 151.0 feet; thence South 295.0 feet to the point of beginning.

EXCEPTING THEREFROM the Southerly 5 feet deeded to Klamath County by Warranty Deed recorded May 8, 1974 Volume M74, page 5733, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 5th day
of September A.D., 19 96 at 3:56 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 27851.

FEE \$35.00

Bernetha G Letsch, County Clerk

By *[Signature]*