



K-48323-S  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

CONSTANCE M. MAYFIELD

conveys and warrants to LARRY P. FREDRICKSON AND CHRISTINE E. FREDRICKSON, HUSBAND AND WIFE, Grantor,  
 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 E.W.M. and Section 1 of Township 25 South, Range 8 E.W.M., and running North 0°32' East for 881.76 feet; thence South 89°15' East, a distance of 1008.2 feet; thence North 180 feet; thence West 151 feet to the point of beginning; thence North 295 feet; thence West 151 feet; thence South 295 feet; thence East 151 feet to the point of beginning, being a portion of the Southwest quarter of the Southeast quarter of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes, by deed recorded May 8, 1974 in Volume M74 page 5736, Deed records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 35,000.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 9th day of September 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Constance M. Mayfield  
 CONSTANCE M. MAYFIELD

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me this 10th day of September 19 96  
 by CONSTANCE M. MAYFIELD

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

Debra Buckingham  
 Notary Public for Oregon

My commission expires: 12-19-96

Notary Public for Oregon  
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
 LARRY P. FREDRICKSON AND CHRISTINE E. FREDRICKSON  
 P O BOX 302  
 CRESCENT OR 97733

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME

NAME, ADDRESS, ZIP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 10th day  
of September A.D., 19 96 at 3:27 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 28487.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl Russell