

## WARRANTY DEED

BRUCE A. FROMKE,

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

LEO C. OLSEN and PAMELA J. OLSEN, 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 \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8507 ROCKINGHORSE LANE, KLAMATH FALLS, OR 97603

Dated this 25 day of November, 1996.

*Bruce A. Fromke*  
BRUCE A. FROMKE

## NOTARY ACKNOWLEDGEMENT

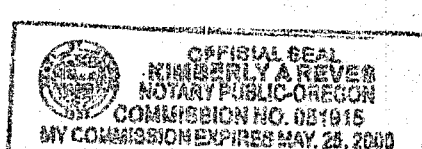
STATE OF OREGON

ss. NOVEMBER 25 19 96

COUNTY OF KLAMATH

Personally appeared the above named BRUCE A. FROMKE

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

*Kimberly A. Reves*  
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39987-KA

Return to:

LEO C. OLSEN

8507 ROCKINGHORSE LANE

KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

96 DEC -3 P 3:03

Lot 12 in Block 9 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of Lot 13 in Block 9 of STEWART ADDITION, a platted portion of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Block 9; thence Westerly 55 feet along the North boundary line of said Block 9 to a point; thence Southerly 21.5 feet, more or less, to the Southerly boundary line of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 56.8 feet, more or less, to the Easterly boundary line of said Block 9; thence North along the said Easterly boundary line of Block 9, 4.5 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day  
of December A.D., 19 96 at 3:03 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 37815

FEE \$35.00

Bernetha G. Letsch County Clerk  
By Kathleen Rose