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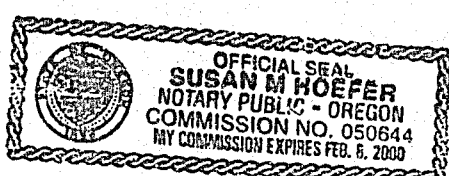
'97 FEB 10 AM 10:02

Vol. M97 Page 4036TITLE NO. K-50237  
ESCROW NO. 10-2813-97  
TAX ACCT. NO. 869484WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)JAMES D. TREICHEL and MABEL SUE TREICHEL, as tenants by the  
entirety, Grantor,

conveys and warrants to

ARON FRASER and ELKE FRASER, <sup>/NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF \*\*</sup>  
Grantee,  
\*\*SURVIVORSHIP, THAT IS, THAT THE FEE SHALL VEST IN THE SURVIVOR  
the following described real property free of encumbrances except as  
specifically set forth herein:LOT 2 IN BLOCK 1, TRACT 1214 DESCHUTES LAND SALES, UNIT 2, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.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.

## Encumbrances:

RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION OF  
THE PREMISES LYING BELOW THE HIGH WATER MARK OF LITTLE DESCHUTES RIVER  
AND THE OWNERSHIP OF THE STATE OF OREGON IN AND TO THAT PORTION LYING  
BELOW THE HIGH WATER MARK THEREOF; RESERVATIONS, RESTRICTIONS, EASEMENTS  
AND COVENANTS OF RECORD.The true consideration for this conveyance is \$19,000.00 (Here comply with  
the requirements of ORS 93.030\*).Dated this 5 day of Feb., 19 97; if a corporate grantor,  
it has caused its name to be signed by order of its board of directors.James D. Treichel  
JAMES D. TREICHELMabel Sue Treichel  
MABEL SUE TREICHELSTATE OF OREGON, County of Clatsop ) ss.This instrument was acknowledged before me on February 5, 19 97,  
by JAMES D. TREICHEL and MABEL SUE TREICHELSusan M. Hoefler  
Notary Public for OregonMy commission expires: 2.8.2000JAMES D. TREICHEL  
29770 KLOUTZ ROAD  
EUGENE, OR 97405  
GRANTOR'S NAME AND ADDRESSUntil a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\* SAME AS GRANTEE \*\*\*ARON FRASER  
4819 TERRA LEE LANE  
EUGENE, OR 97402  
GRANTEE'S NAME AND ADDRESSAfter recording return to:  
TITLE GUARANTY COMPANY OF OREGON  
299 EAST 18TH AVENUE  
EUGENE, OR 97401

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title  
of February A.D., 19 97 at 11:02 o'clock A.M., and duly recorded in Vol. M97 day  
of Deeds on Page 4036

FEE \$30.00

Bernetha G. Letsch, County Clerk  
by Kathleen Rose