

97 MAR 10 A9:42

After recording, return to:

HARRY J. FREDRICKS, TRUSTEE  
9318 St. Andrews Circle B. 601  
Klamath Falls, OR 97603  
Salem, OR 97306

Until a change is requested,  
mail all tax statements to:  
Harry J. Fredricks, Trustee  
9318 St. Andrews Circle  
Klamath Falls, OR 97603

Tax Acct. No.:

**WARRANTY DEED**

Harry J. Fredricks, Grantor, conveys and warrants unto Harry J. Fredricks and Judy M. Fredricks, husband and wife, as tenants by the entirety, in the real property described below, free of encumbrances except as specifically set forth herein.

**UNIT A, Building 4 of Tract 1271-Shield Crest Condominiums, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**TOGETHER WITH that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991.**

**ALSO TOGETHER WITH an undivided interest in all those private roads shown on the Plat and more particularly described in Declaration recorded in Volume M-84 on Page 4256, and in Easement recorded May 23, 1990 in Volume M-90 on Page 9828, Deed records of Klamath County, Oregon.**

The true consideration for this conveyance is none.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor Under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

**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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

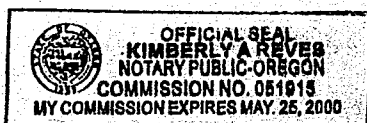
DATED this 10 day of January, 1997.

Harry J. Fredricks  
HARRY J. FREDRICKS

STATE OF OREGON )  
                    KLAMATH ) ss.  
COUNTY OF MULTNOMAH )

On this 10 day of March, 1997, before me, Kimberly A. Reves, a Notary Public, personally appeared Harry J. Fredricks, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/~~she/they~~ executed it 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.



Kimberly A. Reves  
Notary Public for Oregon  
My commission expires: 5/25/2000

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Harry J. Fredricks the 10th day  
of March A.D., 19 97 at 9:42 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 6885

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross