



35419

97 APR -3 P3:44

Vol. M97 Page 9856STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046097

AFTER RECORDING RETURN TO:

AUDREY B. GIGLER

4230 S. 16th St.Klamath Falls, OR 97603on this 3rd day of April A.D., 1997
at 3:44 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 9856

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Lewis
Fee, \$30.00

Deputy:

PATRICIA I. FRANKENBERY, hereinafter called GRANTOR(S),
convey(s) to AUDREY B. GIGLER, hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:Lots 23, 24 and 25, Block 3, ST. FRANCIS PARK, in the County of
Klamath, State of Oregon. LESS AND EXCEPT the Easterly 10 feet
of Lot 25, Block 3, ST. FRANCIS PARK.

CODE 41 MAP 3909-2CB TL 7200

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$25,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of March, 1997.Patricia I. Frankenberg
PATRICIA I. FRANKENBERYSTATE OF OREGON, County of Josephine ss.On 3-31, 1997, personally appeared Patricia I. Frankenberg, who
acknowledged the foregoing instrument to be her voluntary act
and deed.Susan D. Wright
Notary Public for Oregon
My Commission Expires: 5-8-97