

NA

36368

K-50159  
WARRANTY DEED

Vol. 1197 Page 11931

KNOW ALL MEN BY THESE PRESENTS, That KENNETH FREDERICK, AS TRUSTEE OF THE KENNETH FREDERICK TRUST, CREATED BY DECLARATION OF TRUST, DATED OCTOBER 9, 1984 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REGA D. FREEMAN AND ROBYN C. FREEMAN, HUSBAND AND WIFE AND RYON L. FREEMAN A SINGLE MAN, not as tenants in common hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit: LOT 6 IN BLOCK 1, TRACT 1111, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

\*\*but with full rights of survivorship.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of February, 1997 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

KENNETH FREDERICK AS TRUSTEE OF THE KENNETH FREDERICK TRUST, CREATED BY DECLARATION OF TRUST DATED OCTOBER 9, 1984. 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 FEED 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 CALIFORNIA ORS 30.930.

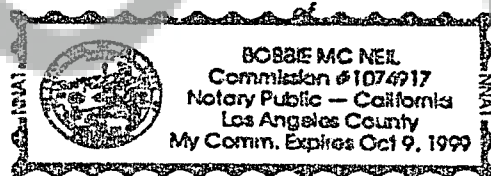
STATE OF OREGON, County of LOS ANGELES ) ss. Trustee

This instrument was acknowledged before me on FEBRUARY 13, 1997,

by ALBERT G. WIEMANS AND SALLY ANN FREDERICK

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_ as TRUSTEES OF THE KENNETH A. FREDERICK TRUST DATED OCTOBER 9, 1984



My commission expires 10-9-1999 Notary Public for OREGON CALIFORNIA

KENNETH FREDERICK TRUST C/O Albert G. Wiemans and Sally Ann Frederick 324 W. foothill blvd., Monrovia, CA 91016

Grantor's Name and Address  
Mr. and Mrs. Rega D. Freeman  
6676 Nile Street  
Klamath Falls, OR 97603

Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Mr. and Mrs. Rega D. Freeman  
6676 Nile Street  
Klamath Falls, OR 97603  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Mr. and Mrs. Rega D. Freeman  
6676 Nile Street  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 21st day of April, 1997, at 11:06 o'clock A.M., and recorded in book/reel/volume No. M97 on page 11931 and/or as fee/file/instrument/microfilm/reception No. 36368, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen R. Rasmussen Deputy.