

After recording return to:

MICHAEL SCOTT FREDERICK

1124 GARWOOD LANE

IDLEYLD PARK, OR 97447

TITLE ORDER NO: K-50979

KEY ESCROW NO: 41-1003

Until a change is requested tax statements  
shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

JOHN K. WARD and JOAN C. WARD, husband and wife Grantor,

conveys and warrants to:

MICHAEL SCOTT FREDERICK and JENNIFER LYNN FREDERICK, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

LOT 3 IN BLOCK 6 OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

1. AN EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS AND PROVISIONS  
THEREOF; RECORDED : MAY 22, 1996, IN VOLUME M69 PAGE 3875 AND RERECORDED  
MAY 27, 1969, IN VOLUME M96 PAGE 3955, DEED RECORDS OF KLAMATH COUNTY,  
OREGON.

2. RESTRICTIONS SHOWN ON THE RECORDED PLAT OF JACK PINE VILLAGE.

3. BUILDING AND USE RESTRICTIONS OF JACK PINE VILLAGE, RECORDED MAY 23,  
1969, IN VOLUME M69 PAGE 3870, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Tax Account No: 134134

Map No: 23-09-25-A0-08500

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 consideration for this conveyance is \$65,500.00 . However, if  
the actual consideration consists of or includes other property or other  
value given or promised, such other property or value was part of the/the  
whole of the (indicate which) consideration.

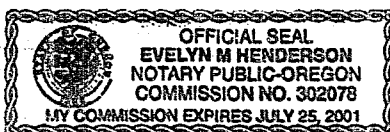
If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 4 day of August, 1997.

GRANTOR(S):

John K. Ward  
JOHN K. WARD

Joan C. Ward  
JOAN C. WARD



STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on August 4, 1997,  
by JOHN K. WARD and JOAN C. WARD

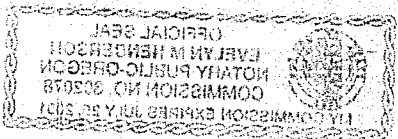
Evelyn M. Henderson  
Notary Public for Oregon

My commission expires: 7-25-01

97 AUG 12 P2:59

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day  
of August A.D., 19 97 at 2:59 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 26484.  
FEE \$35.00 By Bernetha G. Letsch, County Clerk  
Kathleen Ross



*[Handwritten signatures]*