381882

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,
- 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 day of

JOHN K.

OFFICIAL SEAL EVELYN M HENDERSON NOTARY PUBLIC-OREGON COMMISSION NO. 302078 IISSION EXPIRES JULY 25, 2001

STATE	OF	OREGON,	County	೧೯	DESCHUTES) ss.
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This instrument was acknowledged before me on _ August 4 JOHN K. WARD and JOAN C. WARD

My commission expires: 7-25-01

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for re	ecord at request of		Klam	ath Cou	the 12th	đav	
of	August	_A.D., 19 _				and duly recorded in Vol. M97	uay
	0	f	Deeds		on Page	26484	······································
FEE	\$35.00				By Kath	Bernetha G. Letsch, County Clerk	

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John K. Ward

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