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Harry J. Fredricks, TTEE
9318 St. Andrews Circle
Klamath Falls, OR 97603
Grantor's Name and Address
Ronald and Sherry Fredricks
1796 Euclid

Klamath Falls, OR 97601
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Harry J. Fredricks, TTEE
9318 St. Andrews Circle
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ronald and Sherry Fredricks
1796 Euclid
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 1st day
of December, 1997, at
9:52 o'clock A.M., and recorded in
book/reel/volume No. M97 on page
39074 and/or as fee/file/instru-
ment/microfilm/reception No. 49323,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: \$30.00
50¢ copy

By Kathleen Rose, Deputy.

RECORD FIRST

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Harry J. Fredricks, Trustee of the Harry J. Fredricks Survivor's Trust
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ronald H. Fredricks and Sharron L. Fredricks, husband and wife, as tenants by the entirety
hereinafter called 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:
A parcel of land situated in Block 24 of Eldorado Heights Addition to the City of Klamath Falls, Oregon, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
BEGINNING at the iron pipe marking the Northeast corner of Block 24, Eldorado Heights Addition to the City of Klamath Falls; thence along the Southerly right of way line of Euclid Avenue, North 81 degrees 42' West, 116.70 feet; thence South 8 degrees 18' West, 70.84 feet; thence South 89 degrees 42' East, 125.41 feet to the West right of way of said Tiffany Street, thence along said right of way of said Tiffany Street, North 0 degrees 18' East 54.00 feet to the point of beginning.
Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

NO EXCEPTIONS

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 \$ 37,500.00. Whereby the actual consideration consists of or includes other property or value given or promised which is/are whole/part of this/indicate which consideration. (The sentence between the symbols Φ , 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 1st day of December, 1997; if grantor is a corporation, 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.

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.

Harry J. Fredricks TTEE
Harry J. Fredricks, Trustee

STATE OF OREGON, County of Klamath) ss.

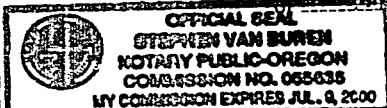
This instrument was acknowledged before me on _____, 19____,

by _____ This instrument was acknowledged before me on December 1, 1997,

by Harry J. Fredricks

as Trustee

the Harry J. Fredricks Survivor's Trust



Stephen Van Buren
Notary Public for Oregon
My commission expires July 9, 2000

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