

50184

MTC 43231-PS  
WARRANTY DEEDVol. M97 Page 40827

GLETA WAMPLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARILYN A. FREDERICK,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lot 14, Block 11, TRACT 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

97 DEC 16 AM 11:31

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4716 SODA SPRINGS PLACE, BAKERSFIELD, CA 93308

Dated this 16th day of Dec, 1997.Gleta Wampler  
GLETA WAMPLERSTATE OF OregonCOUNTY OF Klamath

SS.

12/1619 97Personally appeared the above named Gleta Wamplerand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Pamela J. Spencer  
Notary Public for OR 12/16/2000  
My commission expires 8/16/2000

ESCROW NO. MT43231-PS

Return to:

MARILYN A. FREDERICK  
4716 SODA SPRINGS PLACE  
BAKERSFIELD, CA 93308STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititleon this 16th day of December A.D., 1997  
at 11:31 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 40827

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fee, \$30.00 Deputy.