

55189

MTC 43792-KA

SPECIAL WARRANTY DEED

Vol. 1798 Page 9479

MARVIN J. KLIOWER and MARIE J. KLIOWER, husband and wife, with rights of survivorship, **GRANTORS**, convey and specially warrant to CLIFFORD E. FRICKS and CYNTHIA K. FRICKS, husband and wife, **GRANTEES**, the following described real property legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth, free of encumbrances created or suffered by the grantors except as specifically set forth herein on Exhibit A.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 \$62,000.00.

DATED this 9 day of February, 1996.

Marvin J. Kliever
MARVIN J. KLIOWER

Marie J. Kliever
MARIE J. KLIOWER

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 9 day of February, 1996, by Marvin J. Kliever and Marie J. Kliever.



Lisa Legget-Weatherby
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/20/99

GRANTORS NAME AND ADDRESS: MARVIN J. KLIOWER AND MARIE J. KLIOWER

GRANTEES NAME AND ADDRESS: CLIFFORD E. FRICKS AND CYNTHIA K. FRICKS

AFTER RECORDING, RETURN TO: Clifford E. & Cynthia K. Fricks
4946 Tingley Lane, Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO: SAME - NO CHANGE

EXHIBIT "A" **LEGAL DESCRIPTION**

All of Lots 10 and 11 of IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the most Southerly corner of said Lot 11; thence Northwesterly along the Southwesterly line of said Lot, 200 feet to a point; thence in a Northeasterly direction to a point on the East line of said Lot 11, said point being 183.5 feet Northwesterly of the Northerly line of Old Midland Road, which 183.5 feet is measured from the most Easterly corner of said Lot 11; thence in a Southeasterly direction to a point on said North line of a road which is 136 feet Northeasterly from the point of beginning; thence Southwesterly along said North line of road, 136 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of March A.D., 19 98 at 3:31 o'clock P. M., and duly recorded in Vol. M98
of Denda on Page 9479.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Rose