

55631

MTC 43229-MS  
WARRANTY DEED Vol. M98 Page 10537

ALFRED L. EDGAR and JUDY A. EDGAR, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CLIFFORD ETHAN FRICKS and CYNTHIA KAY FRICKS, husband and wife,  
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

APR -1  
11:56

98 APR -1

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 \$ 23,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5500 LOMBARDY LANE, KLAMATH FALLS, OR 97603

Dated this 27th day of March, 1998

Alfred L. Edgar  
ALFRED L. EDGAR

Judy A. Edgar  
JUDY A. EDGAR

STATE OF OREGON

SS. March 27 19 98

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

ALFRED L. EDGAR & JUDY A. EDGAR

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT43229-MS

Return to:

CLIFFORD ETHAN FRICKS  
5500 LOMBARDY LANE  
KLAMATH FALLS, OR 97603

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EXHIBIT "A"  
LEGAL DESCRIPTION

Tract 3 of "400 Subdivision", lying in the NE1/4 SE1/4 of Section 35 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVE AND EXCEPT drainage canal right of way conveyed to the United States of America, by deed recorded in Volume 105, page 607, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying East of the East boundary of the above described canal.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day  
of April A.D., 19 98 at 11:56 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 10537

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross