

58315

WARRANTY DEED

Vol. M98 Page 16809

ROY WOO and JUDY L. WOO, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LARRY E. FRAZIER, JR. and ROBIN R. FRAZIER, 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:

LOT 1, BLOCK 15 OF TRACT 1108, SEVENTH ADDITION TO SUNSET VILLAGE,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 119,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6402 ONYX AVE., KLAMATH FALLS, OR 97603

Dated this 15th day of May, 1998.

ROY WOO

JUDY L. WOO

STATE OF Oregon ss. May 15 1998
COUNTY OF Klamath

Personally appeared the above named Roy Woo and Judy L. Woo

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT44336-LW

Return to:

LARRY E. FRAZIER, JR.
6402 ONYX AVE.
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of May A.D., 19 98 at 11:30 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 16809.

FEE \$30.00

By Bernetha G. Letsch, County Clerk