

59621

Vol. m92 Page 19973

After recording return to:

LAWRENCE P. FREDRICKSONPO BOX 302CRESCENT, OR 97733

98 JUN 11 P1:10

TITLE ORDER NO: K-52250

KIT ESCROW NO: 41-1500

Until a change is requested tax statements
shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CALVIN L. GRANGER and LORRAINE L. GRANGER, husband and wife Grantor,
conveys and warrants to:

LAWRENCE P. FREDRICKSON and CHRISTINE E. FREDRICKSON, husband and wife,
Grantees,

the following described real property free of encumbrances except as
specifically set forth herein:

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

Tax Account No: 696526

Map No: 2408-036DE-01000

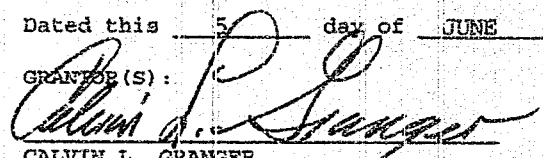
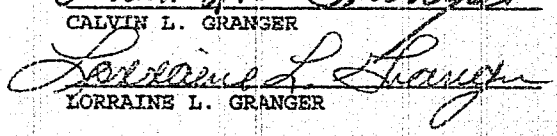
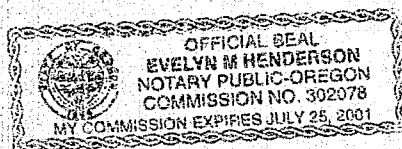
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$50,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

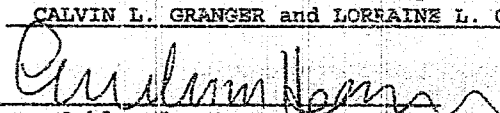
Dated this 5 day of JUNE, 1998.

GRANTOR(S):


CALVIN L. GRANGER
LORRAINE L. GRANGER

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on JUNE 5, 1998,
by CALVIN L. GRANGER and LORRAINE L. GRANGER


Notary Public for OregonMy commission expires: 7-25-01

The following described real property situate in Klamath County, Oregon:

A portion of Lot 1, Block 1, Pinney's Acres, located in the SE ¼ of the SE ¼ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southwest corner of Lot 1, Block 1, Pinney's Acres; thence North 40°38'35" East, 311.99 feet; thence 192.22 feet along the arc of a 465.00 foot radius curve, concave to the West (the long chord of which bears North 29°17'22" East, 190.96 feet); thence North 17°56'06" E., 197.81 feet to the North line of Lot 1, Block 1, Pinney's Acres; thence South 89°29'00" East along said North line, 101.74 feet to the true point of beginning; thence continuing South 89°20'00" East 185.00 feet to the Northeast corner of Lot 1, Block 1, Pinney's Acres; thence South 00°39'00" West along the East line of Lot 1, Block 1, Pinney's Acres, 335.04 feet to the Northerly line of Pinney Street; thence 96.04 feet along the arc of a 207.78 foot radius curve, concave to the Southeast (the long chord of which bears South 42°39'51" West, 95.18 feet); thence North 89°21'15" West, 121.29; thence North 00°31'00" East parallel with the East line of Lot 1, Block 1, Pinney's Acres 405.82 feet to the true point of beginning.

SUBJECT TO:

- 1 Rights of the public in any existing easement for power lines, telephone lines, or other public utilities.
- 2 Restrictions and agreements contained in Deed to the State of Oregon by and through its State Highway Commission, recorded in Deed Volume 252 page 33 and as revised by the Indenture of Access recorded in Deed Volume 255 page 186, and in Deed Volume 255 page 669, records of Klamath County, Oregon.
- 3 Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, in the dedication of Pinney Acres as follows: "(1) a 16 foot utility easement along back of all lots; (2) a 16 foot utility easement centered on line between Lots 1 and 2 Block 1 and Lots 1 and 2, Block 2; (3) a 20 foot building set-back along each side of Pinney Street; (4) a one foot street plug at east end of Pinney Street which is donated to Klamath County".
- 4 The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of FIRST AMERICAN TITLE the 11TH day
of JUNE A.D., 19 98 at 1:10 o'clock P M., and duly recorded in Vol. 498
of DEEDS on Page 19973

FEES \$35.00

Bernetha G. Letsch, County Clerk

Ely Bernetha G. Letsch