

63618

MTC 45307-KJ Vol. 1198 Page 27865-A
WARRANTY DEED

DAN MOZINGO and JUDY MOZINGO, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DORIS FRONCKOWIAK,

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.

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5811 SOUTHGATE, KLAMATH FALLS, OR 97603

Dated this 29 day of JULY, 1998

Dan Mozingo
DAN MOZINGO

Judy Mozingo
JUDY MOZINGO

STATE OF OREGON ss. JULY 29 19 98

COUNTY OF KLAMATH

Personally appeared the above named DAN MOZINGO AND JUDY MOZINGO

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kirsten Jensen
Notary Public for OREGON
My commission expires 4/8/02

ESCROW NO. MT45307-KJ

Return to:

DORIS FRONCKOWIAK
5811 SOUTHGATE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

27866-A

A tract of land situated in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron pin on the Westerly right of way line of Summers Lane which is South 0 degrees 10' East at the section line a distance of 460.4 feet and North 88 degrees 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence North 88 degrees 39' West a distance of 177.40 feet; thence South 0 degrees 10' East parallel to the section line a distance of 75.00 feet to the true point of beginning; thence South 0 degrees 10' East 75 feet to a point; thence South 88 degrees 39' East a distance of 177.40 feet to a point on the Westerly right of way line of Summers Lane; thence North 0 degrees 10' West along the Westerly right of way line of Summers Lane a distance of 75 feet to a one-half inch iron pipe; thence North 88 degrees 39' West 177.40 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 30th day
of July A.D., 19 98 at 10:10 o'clock A.M., and duly recorded in Vol. M98,
of Deeds on Page 27865-A.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Ross