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'98 SEP -3 P2:50

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STATUTORY WARRANTY DEED

GLENN E. SPULLER AND MARGARET H. SPULLER, HUSBAND AND WIFE Grantor,
conveys and warrants to RUSSELL S. FRASER AND PATTI FRASER, HUSBAND AND WIFE Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOTS 13 AND 14 IN BLOCK 46 OF TRACT NO. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of July 19 98

Glenn E. Spuller
x _____
GLENN E. SPULLER

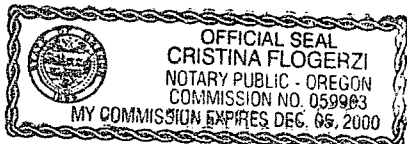
Margaret H. Spuller
x _____
MARGARET H. SPULLER

STATE OF OREGON
County of Klamath } ss.

BE IT REMEMBERED, That on this 25th day of August 19 98 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
GLENN E. SPULLER
MARGARET H. SPULLER

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Cristina Flogerzi
Notary Public for Oregon.
My Commission expires 12-05-00

Title Order No. K52736D
Escrow No. K52736D

After recording return to:
RUSSELL S. FRASER
RT 1 BOX 1519 N.
BANDON, OR 97411
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.
RUSSELL S. FRASER
RT 1 BOX 1519 N.
BANDON, OR 97411
Name, Address, Zip

STATE OF OREGON,
County of Klamath ss
Filed for record at request of

First American Title
on this 3rd day of September A D 1998
at 2:50 o'clock P. M and duly recorded
in Vol. M98 of Deeds Page 32526

Bernetha G. Letsch, County Clerk
By Kathleen Rosen
Fee, \$30.00 Deputy