



'98 SEP -9 P3:07

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STATUTORY WARRANTY DEED

MARCIA DENISE OLSON

conveys and warrants to RUSSELL S. FRASER AND PATTI FRASER, HUSBAND AND WIFE, Grantor.

the following described real property free of liens and encumbrances, except as specifically set forth herein: _____, Grantee.

LOT 6 IN BLOCK 46, TRACT 1184 - OREGON SHORES - UNIT 2, 1ST 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 \$ 12,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11 day of August 19 98

Marcia Denise Olson
MARCIA DENISE OLSON

STATE OF Oregon California
County of Humboldt } ss.

BE IT REMEMBERED, That on this 17th day of August 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARCIA DENISE OLSON

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she 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.

TINA ANTONSEN HUBBARD
Comm. #1127229
NOTARY PUBLIC
HUMBOLDT COUNTY, CALIFORNIA
My commission expires April 12, 2001

Tina Antonson Hubbard
Notary Public for Oregon.

My Commission expires _____

Title Order No. K52775D

Escrow No. K52775D

After recording return to:

RUSSELL 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 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 9th day of September A.D. 1998

at 3:07 o'clock P M. and duly recorded

in Vol. M98 of Deeds Page 33292

Bernetha G Letsch, County Clerk

By Deborah M. Mulhender

Fee, \$30.00

Deputy