

66083

98 SEP 10 P3:28

MTC 45719-LW Vol. m98 Page 33451  
WARRANTY DEED

NOVATUS N. KIRBY and LUANA J. KIRBY, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RUSSELL S. FRASER and PATTI FRASER, 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:

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 \$ 13,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: RT 1 BOX 1519N, BANDON, OR 97411

Dated this 3rd day of September, 1998.

Novatus N. Kirby  
NOVATUS N. KIRBY

Luana J. Kirby  
LUANA J. KIRBY

STATE OF Illinois

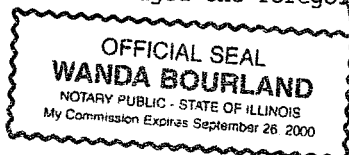
COUNTY OF Madison

SS. September 3, 1998

Personally appeared the above named Luana J. Kirby

Novatus N. Kirby

and acknowledged the foregoing instrument to be our voluntary act.



(seal)

Before me:

Wanda Bourland  
Notary Public for First Citizens Bank  
My commission expires September 26, 2000

ESCROW NO. MT45719-LW

Return to:

RUSSELL S. FRASER  
RT 1 BOX 1519N  
BANDON, OR 97411

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 11 and 12 in Block 2 of WOODLAND PARK, together with an undivided 2/88th interest in the following described land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence Following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 10th day  
of September A.D., 19 98 at 3:28 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 33451.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Pauline Miller