

66580

98 SEP 21 AM 11:49

MTC 45557-LW  
WARRANTY DEEDVol. M98 Page 34546

PETER BOURDET, ALSO KNOWN AS PETE BOURDET,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WADE DANIEL FRASER and MARCIA LYNN FRASER, with the rights of survivorship,  
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:

LOT 15 of TRACT 1314 - PINE RIDGE RANCHES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 218 LAS MANANITAS SANTA FE, NM 87501

Dated this 18 day of Sept., 1998

Pete Bourdet  
PETER BOURDET, AKA PETE BOURDET

STATE OF Oregon  
COUNTY OF Klamath ss. September 18 19 98

Personally appeared the above named Pete Bourdet

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT45557-LW

Return to:  
WADE DANIEL FRASER  
218 LAS MANANITAS  
SANTA FE, NM 87501

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 21st day of September A.D., 1998  
at 11:49 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 34546

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.