

66695

MTC 45164-KJ
WARRANTY DEEDVol. 1798 Page 34776

98 SEP 22 P3:24

ROBERT N. FRIZZELL and HELEN J. FRIZZELL, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NORMAN HEGARTY,

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:

The NW1/4 NE1/4 OF Section 36, Township 35 South, Range 12 East of the
Willamette Meridian, 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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , P.O. BOX 303, BEATTY, OR 97621

Dated this 21 day of SEPTEMBER, 1998

Robert N. Frizzell
ROBERT N. FRIZZELL

Helen J. Frizzell
HELEN J. FRIZZELL

STATE OF OREGON

COUNTY OF KLAMATH

SS. SEPTEMBER 21 19 98

Personally appeared the above named ROBERT N. FRIZZELL AND
HELEN J. FRIZZELL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT45164-KJ

Return to:

NORMAN HEGARTY

P.O. BOX 303

BEATTY, OR 97621

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 22nd day of Sept A.D., 1998
at 3:24 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 34776

Bernetha G. Letsch, County Clerk

By Karlum Bros
Fee, \$30.00 Deputy.