



WARRANTY DEED  
ATC # 02048266

AFTER RECORDING RETURN TO:  
ROSA D. FUNNAMARK  
301 FRONT STREET  
KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RICK FRABOTTA AND PATRICIA FRABOTTA TRUSTEES OR THEIR  
SUCCESSORS IN TRUST, UNDER THE FRABOTTA LOVING TRUST DATED JUNE  
22, 1994, AND ANY AMENDMENTS THERETO called GRANTOR(S),  
convey(s) and warrants to ROSA D. FUNNAMARK, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$99,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 19<sup>th</sup> day of AUGUST 1998.

RICK FRABOTTA AND PATRICIA FRABOTTA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST  
UNDER THE FRABOTTA LOVING TRUST DATED JUNE 22, 1994 AND ANY  
AMENDMENTS THERETO.

Rick Frabotta  
RICK FRABOTTA, TRUSTEE

Patricia Frabotta  
PATRICIA FRABOTTA, TRUSTEE

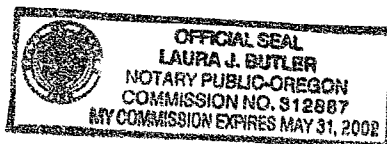
Rick Frabotta  
RICK FRABOTTA, INDIVIDUALLY

Patricia Frabotta  
PATRICIA FRABOTTA, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On AUGUST 19<sup>th</sup>, 1998, personally appeared RICK FRABOTTA AND  
PATRICIA FRABOTTA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST UNDER  
THE FRABOTTA LOVING TRUST DATED JUNE 22, 1994, AND ANY  
AMENDMENTS THERETO AND RICK FRABOTTA INDIVIDUALLY AND PATRICIA  
FRABOTTA INDIVIDUALLY who acknowledged the foregoing instrument  
to be THEIR voluntary act and deed.

[Signature]  
Notary Public for OREGON  
My Commission Expires: 5/31/2002



36437

## EXHIBIT "A"

Lots 14 and 15, Block 47, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following portion of said Lot 15:

Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the Northeast corner of said lot; thence Westerly parallel with the North line of said Lot 60.5 feet; thence Westerly parallel with the South line of said Block 98 feet, more or less, to the West line of said Lot 15; thence North along the lot line to the Northwest corner of said lot; thence Easterly along the alley line to the Northeast corner of said lot; thence South along the lot line 60 feet to the point of beginning.

CODE 1 MAP 3809-30AB TL 3100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day  
of October A.D., 1998 at 3:22 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 36436.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross