

After recording return to (Name, Address, Zip)

MR. & MRS. FRADY6422 BRYANT AVENUEKLAMATH FALLS, OR 97603Until requested otherwise send all tax statements to  
SAME

99 MAR 15 P3:13

K-53523c

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Donna K. Wians, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD P. FRADY AND BRENDA K. FRADY, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

Lot 5 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 99,900.00.  
^However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the ) consideration (indicate which).^ (The sentence between the symbols ^, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of February, 1999; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Donna K. Wians  
DONNA K. WIANS

STATE OF Oregon, County of Multnomah ss.

This instrument was acknowledged before me on Feb 5, 19 99.  
by DONNA K. WIANS



Linda Weaver  
Notary Public for Portland Federal Employees cu  
My Commission expires Oct 12, 2002

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 15th day  
of March A.D., 1999 at 3:13 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 8987.

FEE \$35.00

Linda Smith, County Clerk  
by Kathleen Rose