

1999 JUN 29 AM 11:40

MT48169-MS
WARRANTY DEED

Vol. M99 Page 25826

RONALD L. LINMAN and KAY E. LINMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PAUL C. FRERICHS and DEBORAH E. FRERICHS, 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:

LOT 5 IN BLOCK 2, BEL-AIRE GARDENS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

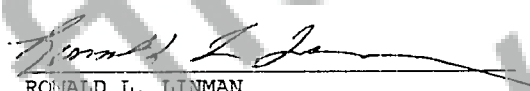
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 \$ 104,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5507 BEL AIRE DRIVE, KLAMATH FALLS, OR 97603

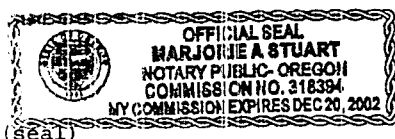
Dated this 28th day of June, 1999


RONALD L. LINMAN

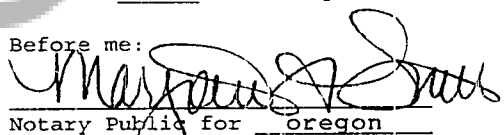

KAY E. LINMAN

STATE OF Oregon SS. June 28 19 99
COUNTY OF Klamath
Personally appeared the above named Ronald L. Linman and
Kay E. Linman

and acknowledged the foregoing instrument to be their voluntary act.



Before me:


Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT48169-MS

Return to:
PAUL C. FRERICHS
5507 BEL AIRE DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 6/29/99, at 11:40 a.m.
In Vol. M99 Page 25826
Linda Smith,
County Clerk Fee \$ 30 KR