

2000 DEC 11 AM 11:19

mtc 52621-TM
WARRANTY DEED

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2001 JAN 18 PM 3:23

HARRY J. FREDRICKS and JUDY M. FREDRICKS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RENA MAE SCHWABENLAND, TRUSTEE OF THE RENA MAE SCHWABENLAND 1993 LIVING TRUST., 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
ACCT# 3910-008B0-90011 KEY# 872411

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 DEED IS BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION****

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 180,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9318 SAINT ANDREWS CIRCLE, KLAMATH FALLS, OR 97603

Dated this 4th day of December, 2000.


HARRY J. FREDRICKS

JUDY M. FREDRICKS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 4, 2000 by HARRY J. FREDRICKS AND JUDY M. FREDRICKS.


(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT52621-TM

Return to:

RENA MAE SCHWABENLAND LIVING TRUST
9318 SAINT ANDREWS CIRCLE
KLAMATH FALLS, OR 97603



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10.00 M/R

EXHIBIT "A" LEGAL DESCRIPTION

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Unit A of Building No. ~~X~~, STAGE II PLAT OF TRACT 1271 - SHIELD CREST CONDOMINIUMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 12/11/00, at 11:19a. m.
In Vol. M00 Page 44236
Linda Smith,
County Clerk Fee \$ 26⁰⁰

State of Oregon, County of Klamath
Recorded 01/18/01, at 3:23 p.m.
In Vol. M01 Page 2250
Linda Smith,
County Clerk Fee \$ 10⁰⁰ RR