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MT53981-MS
WARRANTY DEED

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RUSSELL S. FRASER and PATTI FRASER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBBIE D. WELLBAUM and RACHEL WELLBAUM, 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:

LOTS 13 AND 14 IN BLOCK 46 OF TRACT 1184, OREGON SHORES, UNIT 2, FIRST
ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3507-018AB-05000
3507-018AB-05100

239673
239682

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 26,350.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 531 TWIN PEAKS DRIVE, TRAVIS AFB, CA 94535

Dated this 03rd day of July, 2001.

Russell S. Fraser
RUSSELL S. FRASER

Patti Fraser
PATTI FRASER

State of Oregon
County of

This instrument was acknowledged before me on July 3rd, 2001 by
RUSSELL S. FRASER AND PATTI FRASER, AS TENANTS BY THE ENTIRETY.



Mary T. Evans
(Notary Public for Oregon)
My commission expires Nov. 23, 2001

ESCROW NO. MT53981-MS

Return to:
ROBBIE D. WELLBAUM
531 TWIN PEAKS DRIVE
TRAVIS A.F.B., CA 94535

State of Oregon, County of Klamath
Recorded 07/12/01 at 11:08a. m.
In Vol. M01 Page 33866
Linda Smith,
County Clerk Fee \$ 21.00

21.00M