

ASPEN 55584

'02 SEP 10 PM2:29

After Recording Return to:  
**MARSHAL E. FRONCKOWIAK**  
**2505 WIARD STREET**  
**KLAMATH FALLS, OR. 97603**  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**MARSHAL E. FRONCKOWIAK**  
**SAME AS ABOVE**

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**State of Oregon, County of Klamath**  
Recorded 09/10/2002 2:29 p.m.  
Vol M02, Pg 51308-09  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

**WARRANTY DEED**  
(INDIVIDUAL)

**ROBERTA M. GRAHAM**, herein called grantor, convey(s) to **MARSHAL E. FRONCKOWIAK, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$37,800.00.  
(Here comply with the requirements of ORS 93.930)

**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.**

Dated 9-9-02

*x Roberta M. Graham*  
ROBERTA M. GRAHAM

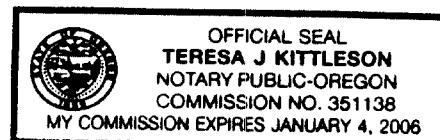
multnomah  
STATE OF OREGON, County of Klamath) ss.

personally appeared the above named **ROBERTA M. GRAHAM** and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

*Teresa J. Kittleson*  
Notary Public for Oregon  
My commission expires: 1-4-06

This Document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
**Order No.: 00055584**



TC A

51309

## Exhibit A

**A portion of Lots 4 and 5, Block 2, FAIRVIEW NO. 2 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, (Also being known as Fairview Addition No. 2), Klamath County, Oregon, more particularly described as follows:**

Commencing at the Northeasterly corner of Lookout and Delta Streets in the City of Klamath Falls, which is the Southwesterly corner of Lot 4, Block 2, FAIRVIEW NO. 2 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and which is the point of beginning; thence running Easterly along the Southerly line of said Lot 4 and parallel to Delta Street a distance of 60 feet; thence at right angles running in a Northerly direction and parallel with Lookout Street crossing Lot 4 and a portion of Lot 5 a distance of 80 feet; thence at right angles running in a Westerly direction and parallel with the Northerly line of Lot 5 and parallel to Delta Street a distance of 60 feet to the intersection of said line with Delta Street which is the Westerly boundary of said Lot 5 thence at right angles and running in a Southerly direction parallel with Lookout Street and along the Westerly boundary of Lots 5 and 4 aforesaid a distance of 80 feet to the point of beginning.

Unofficial  
Copy