

04 MAY 14 PM 3:24



NTC-65001 TA

Vol M04 Page 30139

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
MERLAINE ZWARTVERWER  
12179 MERGANSER RD  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 05/14/2004 3:24 p m  
Vol M04 Pg 30139-40  
Linda Smith, County Clerk  
Fee \$ 2600 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
The following address:

MERLAINE ZWARTVERWER  
12179 MERGANSER RD  
KLAMATH FALLS, OR 97601

Escrow No. MT65001-TA

**STATUTORY WARRANTY DEED**

**MARSHAL FRONCKOWIAK**, Grantor(s) hereby convey and warrant to **MERLAINE ZWARTVERWER**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$91,500.00**.

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.

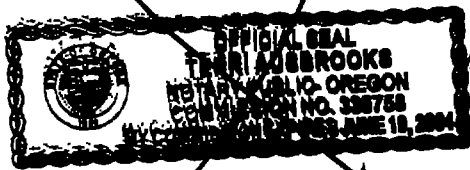
Dated this 14th day of May, \_\_\_\_\_.

\_\_\_\_\_  
MARSHAL FRONCKOWIAK

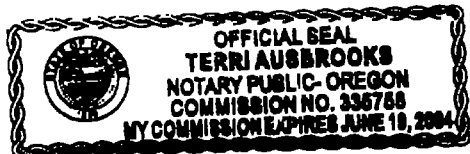
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 14, 2004 by MARSHAL FRONCKOWIAK.

\_\_\_\_\_  
(Notary Public for Oregon)



My commission expires 6-18-04



260 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**30140**

That portion of the NW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, also known as a portion of Lot 1 of KIELSMEIER ACRE TRACTS, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning 740 feet South and 20 feet East of the center of said Section 2; thence East parallel with Klamath Falls – Lakeview Highway 162 ½ feet; thence South at right angles 70 feet; thence West parallel with the highway 162 ½ feet; thence North 70 feet to the place of beginning.

Tax Account No: 3909-002DB-04900-000

Key No: 521732

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