

**M05-66630**

Klamath County, Oregon

10/14/2005 03:00:45 PM

Pages 1 Fee: \$21.00

After Recording Return to:

**CLINTON L. FRAZIER and ASUNCION F. FRAZIER**

10414 Caminito Rimini  
San Diego, Ca. 92129

Until a change is requested all tax statements

Shall be sent to the following address:

**CLINTON L. FRAZIER and ASUNCION F. FRAZIER**

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

**ATE-62175 MS**

**MICHAEL MANOOGIAN and HELEN MANOOGIAN, husband and wife, herein called grantor, convey(s) to CLINTON L. FRAZIER and ASUNCION F. FRAZIER, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:**

**SW 1/4 of the SE 1/4, Section 18, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.**

**CODE 092 MAP 3715-00000 TL 05500 KEY# 408696**

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 **\$24,900.00.**  
(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 **October 4, 2005.**

\_\_\_\_\_  
\_\_\_\_\_

Michael Manogian  
**MICHAEL MANOOGIAN**  
Helen Manogian  
**HELEN MANOOGIAN**

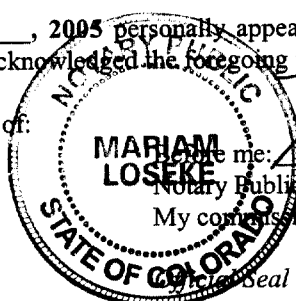
State of Colorado, County of Denver ) ss.

On October 11, 2005 personally appeared the above named **MICHAEL MANOOGIAN and HELEN MANOOGIAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062175



Mariam Loseke  
Notary Public for ~~Oregon~~ Colorado  
My commission expires:

**\$21-A**