



No. 01034623
WARRANTY DEED

AFTER RECORDING RETURN TO:
GARY TRENCHARD
SARA STECK
7 A Belmont Avenue
Fairfax, CA 94930

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DANIEL LEE EDDY hereinafter called GRANTOR(S), convey(s) to GARY TRENCHARD AND SARA STECK, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2) Conditions, Restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls. 3) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any, in favor of Western Bank (formerly Bank of Klamath Country), recorded on July 31, 1972 in Book M-72, page 8393, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantor herein holds Grantees harmless therefrom,

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 \$25,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of December, 1989.

Daniel Lee Eddy by Cynthia Eddy Page his attorney in fact
DANIEL LEE EDDY

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

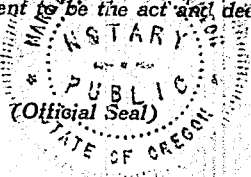
STATE OF OREGON,

County of Klamath

ss.

On this the 4th day of January, 1990 personally appeared
Cynthia Eddy-Page

who, being duly sworn (or affirmed), did say that She is the attorney in fact for Daniel Lee Eddy and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me:

Barlene P. Addington
(Signature)

My Commission Expires: 3-22-93

(Title of Officer)

90 JUN 4 PM 2 52

EXHIBIT "A"

Beginning at the most Easterly corner of Lot 1, Block 38 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Northwesterly along the Southwesterly line of third Street 55 feet; thence Southwesterly and at right angles to third Street 53 feet; thence Southeasterly and parallel with Third Street, 55 feet; thence Northeasterly and at right angles to Third Street 53 feet to the place of beginning, being the Southeasterly half of Lot 1 in said block and addition.

CODE 1 MAP 3809-32BA TL 15600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day
of Jan. A.D., 19 90 at 2:52 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 214

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muskegore