7398 Vol.mgo_Page_



#01034966 WARRANTY DEED

AFTER RECORDING RETURN TO: BERNARD L. SIMONSEN RHEA E. SIMONSEN 6847 Alta Vista Drive Rancha Palos Verdes, CH. 90274

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

JAMES R. HOUSEL and VIRGINIA M. HOUSEL, husband and wife hereinafter called GRANTOR(S), convey(s) to BERNARD L. SIMONSEN and RHEA E. SIMONSEN, TTES SIMONSEN FAMILY TRUST DATED 3/20/86 hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The W1/2 SE1/4 Section 23, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3715-2300 TL 500

"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) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2) Subject to rules and regulations of Fire Patrol District.

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 \$10,000.00.

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 <u>23rd</u> day of <u>March</u> 1990.

Hrusel Wrano James Anna VIRGINIA M. HOUSEL R. HOUSEL JAMES

STATE OF CALIFORNIA, County of Placer _)ss.

___, 1990, On this 23rd day of March

Personally appeared the above named JAMES R. HOUSEL and VIRGINIA M. HOUSEL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: <u>DEBORAH K. YUE</u> Notary Public for California My Commission Expires: <u>Auqust 16, 1993</u>

DEBORAH K.



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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