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spen TITLE & ESCROW, INC.

01035938 WARRANTY DEED

California and the Antique

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

JAMES A. SOUBIE and JOAN M. SOUBIE, husband and wife, hereinafter called GRANTOR(S), convey(s) to THOMAS JANECKE and RHONDA JANECKE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 1 in Block 2, Tract No. 1088, FERNDALE, in the County of Klamath, State of Oregon.

Code 217, Map 3909-14AA, Tax Lot 2900.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND 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) Condition and restrictions as shown on the recorded plat of Ferndale. 3) Utility easements as delineated on kthe recorded plat along the back 16 feet of each lot. 4) Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 20 foot building set back line along side street lines.,

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 \$82,500.00.

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 12th day of December, 1990. Joan W. Dubie James A. Souble by JOAN McSOUBLE JOAN M. SOUBIE his attorney in fact

STATE OF OREGON, County of Klamath)ss.

On December _____, 1990, personally appeared the above-named JOAN M. SOUBIE and acknowledged the foregoing instrument to be her voluntary ago and deed.

Before me: Wholene . Addeni Notary Public for Oregon My Commission Expires: March 22, 1993.

STATE OF OREGON, County of Klamath)ss.

On December , 1990, personally appeared JOAN M. SOUBIE, who acknowledged the foregoing instrument as attorwey An stact for and on behalf of JAMES A. SOUBIE, as the voluntary act and deed and on behalf of JAMES A. SOUBIE, as the voluntary act and deed for said principan

-1/2 OF Continued on next page Before me: Warlene

WARRANTY DEED PAGE 2

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