

49603

WARRANTY DEED
(Statutory Form)Vol. m92 Page 17547

MTZ 27978

GRANTOR: DON POWELL, JR. and JANETTE POWELL

CONVEYS AND WARRANTS TO

GRANTEE: WARREN BAINBRIDGE and ALICE JO BAINBRIDGE, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
 E1/2 N1/2 N1/2 SW1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette
 Meridian, Klamath County, Oregon, SAVING AND EXCEPTING the East 30 feet thereof for roadway
 purposes. Tax Account 2310 106D0 01500

SUBJECT TO:

1. Taxes for the fiscal year 1992-93, a lien in an amount to be determined not yet payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of roads, streets or highways.
3. An easement created by instrument recorded October 13, 1982 in Volume M82, Page 13643, Microfilm Records of Klamath County, Oregon.
4. Trust Deed recorded Janaury 4, 1990 in Volume M90, Page 178, Microfilm Records of Klamath County, Oregon.
5. Trust Deed recorded March 7, 1991 in Volume M91, Page 4135, Microfilm Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 17,000.00

However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the : the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR: BY: Don Powell Jr.BY: Janette PowellDATED: July 27, 1992

Until a change is requested, all tax statements shall be sent to the following address: Warren Bainbridge and Alice Jo Bainbridge,
P. O. Box 1333, LaPine, OR 97739

STATE OF OREGON, County of Deschutes ss.
 Date: July 27, 1992
 Personally appeared the above named Don Powell, Jr. and
Janette Powell
 and acknowledged the foregoing instrument to be their voluntary act and deed.
 Before me:

Patricia Kinney
 NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4-25-95

STATE OF OREGON, County of _____ ss.
 Date: _____
 Personally appeared _____, who being
 sworn, stated that he/she is the _____ of
 grantor corporation and that this instrument was voluntarily signed and sealed on
 behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: _____

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Mountain Title

on this 6 day of Aug A.D., 19 92
 at 3:00 o'clock P.M. and duly recorded
 in Vol. M 92 of deeds Page 17547

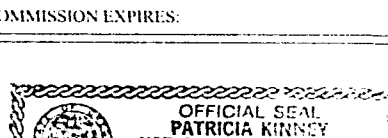
Evelyn Biehn County Clerk

By [Signature]

Deputy.

Fee, 30.00

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Company, Linda Ross
P. O. Box 6178
Bend, OR 97708