

#03039080
WARRANTY DEED

AFTER RECORDING RETURN TO:

STEPHEN D. DUNCAN
MARIA T. DUNCAN
136 WHITE OAK DRIVE
ARCADIA, CA 91006

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

KLAMATH RIVER ACRES OF OREG., LTD, an Oregon Limited Partnership hereinafter called GRANTOR(S), convey(s) to STEPHEN D. DUNCAN and MARIA T. DUNCAN, CO-TRUSTEES OF THE DUNCAN FAMILY TRUST OF OCTOBER 11, 1990, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 6, Block 25, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath County, Oregon.

Code 95 Map 3907-35A0 TL 400

"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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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 \$8,900.00.

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 23rd day of October, 1992.

KLAMATH RIVER ACRES OF OREGON LTD.

BY: Benjamin C. Harris

STATE OF CALIFORNIA, County of ORANGE) ss.

On this 28th day of October, 1992, personally appeared
BENJAMIN C. HARRIS as
General Partner of KLAMATH RIVER ACRES OF OREGON LTD.

Before me: Teresa Bailey
Notary Public for County of Orange, State of California
My Commission Expires: August 19, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day
of Oct. A.D. 19 92 at 3:28 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 25751.

FEE \$30.00

Evelyn Biehn County Clerk

By Danella Mullendore