

61482 MAY 14 AM 11 19

WARRANTY DEED

Vol. 93 Page 10841

KNOW ALL MEN BY THESE PRESENTS, That CARMEN LARSON, individually and as TRUSTEE OF THE ROBERT F. LARSON AND CARMON LARSON TRUST as evidenced by Declaration of Trust hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS C. ABEL AND PATRICIA J. ABEL, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

*recorded July 11, 1986 and as TRUSTEE OF THE CARMEN LARSON LIVING TRUST udd October 31, 1991

Lots 20, 21 and 22 in Block 11 of SOUTH CHILOQUIN ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 150,000.00 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

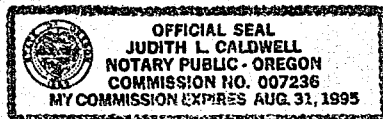
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of May, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Carmen Larson
Carmen Larson, individually
Carmen Larson as Trustee of the Carmen Larson and Carmom Larson Trust
Carmen Larson, Trustee of the Robert F. Larson and Carmom Larson Trust

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on May 12, 1993, by Carmen Larson, individually and as trustee
This instrument was acknowledged before me on , 19 , by as of



Judith L. Caldwell
Notary Public for Oregon
My commission expires 8-31-95

Robert F. Larson and
Carmen Larson Trust
C/O KFFSL
Grantor's Name and Address
Dennis C. Abel
Patricia J. Abel
C/O KFFSL
Grantee's Name and Address
After recording return to (Name, Address, Zip):
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 14th day of May, 1993, at 11:19 o'clock A.M., and recorded in book/reel/volume No. 3 on page 10841 and/or as fee/file/instrument/microfilm/reception No. 61482, Record of Deeds of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline M. Biehn, Deputy.

FEE: \$30.00