

64608

07-14-93P03:50 RCVD

STATE OF OREGON ^{m93} Page 17033 ss.

WHEN RECORDED MAIL TO:

GIACOMINI & KNIEPS
ATTORNEYS AT LAW
706 MAIN STREET
KLAMATH FALLS, OR 97601

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

County of Klamath

I certify that the within instrument
was received for record on the 14th day
of July, 1993,
at 3:50 o'clock P.M. and recorded
in book M93 on page 17033 or as
filing fee number 64608. Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Evelyn Biehn

County Clerk Title

By Prudence M. Mendenhall Deputy

MAIL TAX STATEMENTS TO:

SUNSET ENTERPRISES
20201 HIGHWAY 97 S
KLAMATH FALLS, OREGON 97603

K-45341

Fee \$30.00

WARRANTY DEED

MADGE AHERN, KATHERINE B. HOLL, and MARGARET MARY GRAEBENER (formerly
Margaret Mary Ahern), Trustee, under Trust Agreement dated 5/21/73,

GRANTOR, conveys and warrants to SUNSET ENTERPRISES, a partnership consisting of

SAM HENZEL, THURSTON K. HENZEL, and TRUDI D. EVANS,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

Parcel 1 of Land Partition 69-91 situated in Government Lots 1, 2, and 3, the NE $\frac{1}{4}$ SW $\frac{1}{4}$,
SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 41 South, Range 10 E.W.M. and filed
for record May 12, 1992, records of Klamath County, Oregon.

SUBJECT TO: (1) Terms and conditions of special assessment as farm use and the right of
Klamath County, Oregon, to additional taxes in the event said use should be changed, which
obligations Grantee assumes and agrees to pay and perform; (2) Liens and assessments of
Klamath Project and Klamath Irrigation District, and regulations, contracts, easements,
water and irrigation rights in connection therewith; (3) Any unpaid charges or assessments
of the Klamath Irrigation District; and (4) Grant of Right of Way, including the terms and
provisions thereof, given by and between Jerry Ahern and Madge Ahern, husband and wife, to
The California Oregon Power Company, dated November 3, 1958, recorded November 5, 1958, in
Volume 306, Page 61, Deed 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,600.00. However,
the actual consideration consists of or includes other property or value given or promised which is [part of the] ~~the whole~~
consideration consisting of a promissory note & commercial deed of trust in face amt. of \$36,480,
In construing this deed and where the context so requires, the singular includes the plural. /payable in 7 yrs. @8%.

Dated this 7th day of July, 1993.

Madge Ahern
MADGE AHERN
Katherine B. Holl
KATHERINE B. HOLL

Margaret Mary Graebener
MARGARET MARY GRAEBENER
By Katherine B. Holl
Katherine B. Holl, her Attorney in Fact

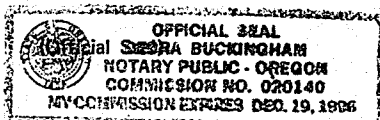
STATE OF OREGON, County of Klamath) ss. Katherine B. Holl Attorney in Fact for, 1993

Personally appeared the above named MADGE AHERN, KATHERINE B. HOLL and MARGARET MARY GRAEBENER

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires 12-19-96

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601