



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041629  
AFTER RECORDING RETURN TO:

DAN H. KINSMAN  
KENNETH H. KINSMAN  
CYNTHIA L. KINSMAN

2722 Edison  
Klamath Falls, OR 97603

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

JO ANNE SINGLETON and MAVIS M. HALKO and LINDA GAIL TOMPKINS  
hereinafter called GRANTOR(S), convey(s) to KENNETH H. KINSMAN, as  
to an undivided 1/2 interest and DAN H. KINSMAN and CYNTHIA  
L. KINSMAN, husband and wife, as to an undivided 1/2 interest,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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.

OK The true and actual consideration for this transfer is  
Equitable Exchange.

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 2nd day of June, 1994.

Jo Anne Singleton  
JO ANNE SINGLETON

Mavis M Halko  
MAVIS M. HALKO

Linda Gail Tompkins  
LINDA GAIL TOMPKINS

STATE OF ALABAMA )

County of Shelby ) ss.

The foregoing instrument was acknowledged before me this 3 day  
of June, 1994, by JO ANNE SINGLETON.

Before me: Sherry Edwards  
Notary Public for Alabama

My Commission Expires: 3-12-97

STATE OF ALABAMA )

County of Shelby ) ss.

12380

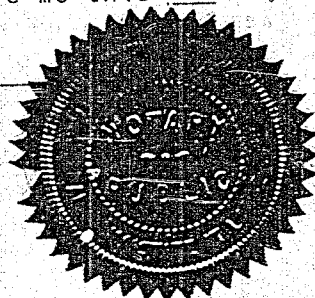
WARRANTY DEED  
PAGE 2

The foregoing instrument was acknowledged before me this 3 day of June, 1994, by MAVIS M. HALKO.

Before me: Sherry Edwards

Notary Public for Alabama

My Commission Expires: 3-12-97



STATE OF VIRGINIA )

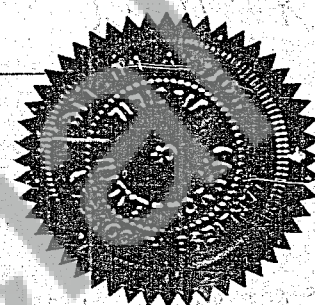
City ) ss.  
County of Alexandria

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of June, 1994, by LINDA GAIL TOMPKINS.

Before me: Maureen H. Gong

Notary Public for Virginia

My Commission Expires: 12/31/95



Unofficial Copy



The S 1/2 of Lot 10 and the North 120.7 feet of Lot 11, ALTAMONT RANCH TRACTS, according to the Supplemental Plat of said Tracts filed March 18, 1912, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of Lot 11, 120.7 feet South from the Northwest corner of said Lot 11; thence East and parallel to the South line of Lot 11 to the East line thereof; thence North along the East line of Lots 11 and 10, 285.2 feet; thence West on the East and West center line of Lot 10 to the West line thereof; thence South 285.2 feet, more or less, to the point of beginning.

ALSO Tract 9, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon. EXCEPTING the North 30 feet thereof in Laverne Avenue and EXCEPTING ALSO the portion thereof described in Deed to I. L. Larkey, recorded January 30, 1948 in Book 216 at Page 265, Deed Records of Klamath County, Oregon. ALSO EXCEPTING the portion thereof described in Deed to Earl J. Stancoff recorded January 27, 1948 in Book 216 at Page 189, Deed Records of Klamath County, Oregon, and ALSO EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded in Book M-65 at Page 1754, Deed Records of Klamath County, Oregon.

ALSO the N 1/2 of Lot 10, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon.

ALSO EXCEPTING from the above described parcels that portion deeded to Bronley and recorded November 27, 1967 in Book M-67 at Page 9120, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING from the above described parcels any portion of said premises lying within the county road along the West side of said premises. ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Laverne Avenue and Washburn Way.

ALSO EXCEPTING from the above described parcels that portion conveyed to Klamath County, a political subdivision of the State of Oregon by Warranty Deeds recorded April 6, 1988 in Book M-88 at Page 4926 and recorded September 4, 1991 in Book M-91 at Page 17667 and accepted by Resolution #92-011 recorded September 5, 1991 in Book M-91 at Page 17726.

CODE 41 MAP 3909-10CB TL 900  
CODE 41 MAP 3909-10CB TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day  
of June A.D. 19 94 at 3:48 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 18319.

FEE \$40.00

Evelyn Biehn - County Clerk

By Quentin Nielsen