



02-01-95P03:40 RCVD

WARRANTY DEED

ASPEN TITLE #05042540

AFTER RECORDING RETURN TO:

TIMOTHY I. MADDEN
PATRICIA A. MADDEN
13225 HODGE DRIVE
RENO, NEVADA 89511

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

JOHN F. KENT AND CAROLYN C KENT, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to TIMOTHY I. MADDEN AND PATRICIA
A. MADDEN, TRUSTEES OF THE MADDEN FAMILY TRUST DATED JUNE 29,
1994 hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 12, SUNSHINE TRACTS ADDITION TO THE CITY OF MERRILL, in the
County of Klamath, State of Oregon.

CODE 14 MAP 4110-1CD TAX LOT 7100

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$8,000.00.

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 November 1994.

X John F. Kent
JOHN F. KENT

X Carolyn C Kent
CAROLYN C KENT

STATE OF Alaska
3rd Judicial District ss.
County of _____

The foregoing instrument was acknowledged before me this 3rd
day of January, 1995, by JOHN F. KENT AND CAROLYN C.
KENT.

Before me: Sharon Starkey Smith
Notary Public for Nevada Alaska
My Commission Expires: 10-17-98

1885

2382

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of Feb A.D., 19 95 at 3:40 o'clock p M., and duly recorded in Vol. M95
of Deeds on Page 2381

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline Mulhender

