



06-30-95P03:47 RCVD

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043369

## AFTER RECORDING RETURN TO:

Travis M. Carpenter and Edward B. Carpenter

4644 Denver Avenue1750 97603

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

JIM D. KAHLEY and DIXIE KAHLEY, husband and wife, hereinafter called GRANTOR(S), convey(s) to TRAVIS M. CARPENTER and EDWARD B. CARPENTER, not as tenants in common, but with full rights of survivorship, 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.

The true and actual consideration for this transfer is  
\$57,900.00.

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 30th day of June, 1995.

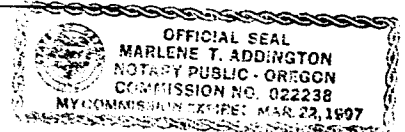
Jim D. Kahley  
JIM D. KAHLEY

Dixie Kahley  
DIXIE KAHLEY

STATE OF OREGON, County of Klamath)ss.

On June 30, 1995, personally appeared the above named Jim D. Kahley and Dixie Kahley and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



## EXHIBIT "A"

A piece or parcel of land situate in the N 1/2 of the SE 1/4 of the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot road from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West along the said road center line 1616.6 feet to a point in the West boundary of said Section 11 and North 0 degrees 13 1/2' West 1662.5 feet to said section corner, and running thence South 0 degrees 01' East 331.3 feet to a point in the Southerly boundary of the said N 1/2 SE 1/4 NW 1/4 of said Section 11; thence North 89 degrees 42' East along the said boundary line 65.7 feet; thence North 0 degrees 01' West 331.25 feet, more or less, to an intersection with the center line of the above-mentioned road; thence South 89 degrees 44 1/2' West along said road center line 65.7 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11BD TL 3800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day  
of June A.D., 19 95 at 3:47 o'clock P.M., and duly recorded in Vol. M95,  
of Deeds on Page 17257.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller