



## WARRANTY DEED

#03043360

AFTER RECORDING RETURN TO:

DALE B. KAYE TRUST  
2026 W. 237 STREET  
TORRANCE, CA 90501

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

STEPHEN D. DUNCAN and MARIA T. DUNCAN, individually and as  
Co-Trustees of THE DUNCAN FAMILY TRUST OF OCTOBER 11, 1990,  
hereinafter called GRANTOR(S), convey(s) to DALE B. KAYE TRUST,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 2 and Lot 6, Block 23, FOURTH ADDITION TO KLAMATH RIVER  
ACRES, in the County of Klamath, State of Oregon.

Code 96 Map 3907-26DO TL 7700  
Code 96 Map 3907-26DO TL 7800

"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  
\$36,000.00.

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 20th day of June, 1995.

DUNCAN FAMILY TRUST

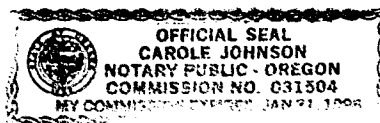
BY: [Signature]  
STEPHEN D. DUNCAN, TRUSTEE

STEPHEN D. DUNCAN, INDIVIDUALLY

BY: [Signature]  
MARIA T. DUNCAN, TRUSTEE

MARIA T. DUNCAN, INDIVIDUALLY

STATE OF OREGON                    )  
County of Klamath                ) ss.



The foregoing instrument was acknowledged before me this 29th  
day of June, 1995, by STEPHEN D. DUNCAN and MARIA T. DUNCAN,  
individually and as Trustees of THE DUNCAN FAMILY TRUST OF  
OCTOBER 11, 1990.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day  
of July A.D., 19 95 at 11:24 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 17742.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller