

00-17-95P03:28 RCVD
WARRANTY DEED

ELDON A. BURGDORF and CAROLYN M. BURGDORF, husband and wife, Grantors, convey and warrant unto JERRY M. MENESTRINA and NANCY K. MENESTRINA, husband and wife as tenant by the entirety, Grantees, the following described real property free from encumbrances except as specifically set forth herein:

The S½NE½ and the SE½, Section 12, Township 39 S., Range 11½ E., W.M., in Klamath County, Oregon, Excepting therefrom any portion lying within the boundaries of Burgdorf Road.

Subject to: Conditions, regulations, restrictions, easements and rights of way of record and those apparent on the land; potential real property taxes and interests which may result from the disqualification of the subject property from farm use property tax assessment; and those certain Leases recorded in the records of the Klamath County Clerk in book 58 at page 117 and extended by document recorded in book 65 at page 44; and in book 87 at page 121.

The true consideration paid for the transfer is \$130,000.00.

SUBJECT TO THE FOLLOWING LAW:

"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." ORS 93.040

Carolyn M. Burgdorf
Carolyn M. Burgdorf

Eldon A. Burgdorf
by Eldon A. Burgdorf
Carolyn M. Burgdorf
Attorney in Fact for
Eldon A. Burgdorf

STATE OF OREGON)
) SS
County of Klamath)

On this 10th day of February, 1989, personally appeared Carolyn M. Burgdorf, individually and as Attorney in Fact for Eldon A. Burgdorf, who acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Before Me:

Harlene D. Addison
Notary Public for Oregon
My commission expires: 3-22-89

After recording return to:

Eldon Jerry Menestrina
2528 Burgdorf
Bonanza, Oregon
97623

Send tax statements to:

Same as above

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day
of August A.D., 19 95 at 3:28 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 21924.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Annette Mueller