WARRANTY DEED

MTC 34419 MS
AUDERY L. TUCK and HELEN L. TUCK, husband and wife, Grantor(s) hereby grant, bargain, sell and convey PETER M. PETROS,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 3 of Land Partition 50-92 being situate in the NW1/4 of Section 20 and the NE1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: SUBJECT TO: TRUST DEED dated June 15, 1995 and recorded June 15, 1995 in Volume M95, page 15819, Microfilm Records of Klamath County, Oregon in favor of Phil C. Cantonwine and Mary A. Cantonwine, or the survivor thereof, as Beneficiary. The above named Grantee DOES NOT agree to assume nor pay the above described Trust Deed and the Grantors herein agree to hold the Grantee harmless therefrom.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 249,000.00, paid by an accommodator pursuant to a 1031 exchange. Until a change is requested, all tax statements shall be sent to Grantee at the following address: HC30 Box 95, Chemult, OR 97731

Dated this 16th day of October , 1995.
AUDERY L. TUCK
HELEN L. TUCK
NOTARY ACKNOWLEDGEMENT
STATE OF Oregon SS. October 19 95
COUNTY OF Klamath SS. October / 19 95
Personally appeared the above named
AUDERY L. TUCK and HELEN L. TUCK
and acknowledged the foregoing instrument to be their voluntary act.
OFFICIAL SEAL KRISTIL REDD NOTARY PUBLIC- OREGON COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995 Notary Public for Oregon
(see My commission expires $\frac{11/16/95}{1}$

Return to:

(seal)

PETER M. PETROS HC30 BOX 95 CHEMULT OR 97731

Dated this 16th

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Production (Control Control Co

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _ Mountain Title Company ____ the _____ <u>17th</u>__ A.D., 19 95 at 11:02 o'clock A M., and duly recorded in Vol. M95 of __ Deeds on Page ______28228 ___. Bernetha G. Letsch, County Clerk annette Muelles FEE \$35.00

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