

10862

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MTC 36055KR

After recording, mail to: Timothy J. Meidinger and Pamela S. Katchmar, 312 South Rogers, Klamath Falls, Oregon 97601

Send tax statements to: Timothy J. Meidinger and Pamela S. Katchmar, 312 South Rogers, Klamath Falls, Oregon 97601

WARRANTY DEED

Parker

Peggie P. Eccles, Trustee of the Peggie P. Eccles Trust, dated October 4, 1993, and Julianne Frodsham, Successor Trustee of the Julian W. Eccles Trust dated October 4, 1993, Grantors, convey and warrant to Timothy J. Meidinger and Pamela S. Katchmar, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, to-wit:

See attached Exhibit A

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

The true and actual consideration for this conveyance is Forty Thousand and no/100 Dollars (\$40,000).

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 PERSONS 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.

Dated this 20th day of December, 1995.

GRANTOR

Peggie P. Eccles
Peggie P. Eccles, Trustee
 Peggie P. Eccles, Trustee

Julianne E. Frodsham
Julianne Frodsham, Successor
 Trustee

STATE OF OREGON)
) ss.
 County of Klamath)

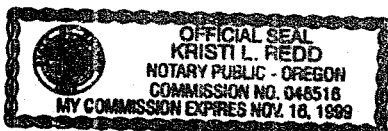
Personally appeared the above-named Peggie P. Eccles, Trustee and acknowledged the foregoing instrument to be her voluntary act. Before me this 20th day of December, 1995.



Kristi L. Redd
 Notary Public for Oregon
 My Commission Expires: 11/16/99

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared the above-named ^{E.} Julianne/Frodsham, Successor Trustee and acknowledged the foregoing instrument to be her voluntary act. Before me this 20th day of December, 1995.



Kristi L. Redd
 Notary Public for Oregon
 My Commission Expires: 11/16/99

EXHIBIT A

Lots 3, 4 and 5 in Block 24 of ORIGINAL TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- get
PE*
1. Easement, subject to the terms and provisions thereof;
Recorded: January 9, 1930
Volume: M88, page 478, Microfilm Records of Klamath County, Oregon
Grantor: George T. Baldwin Estate
Grantee: City of Klamath Falls
"Across the Southerly portion of Lot 5"
 2. Easement, subject to the terms and provisions thereof;
Recorded: March 24, 1930
Volume: 91, page 101, Deed Records of Klamath County, Oregon
First Party: E. L. Hopkins and S. A. Hopkins
Second Party: Estate of George T. Baldwin
(Reference is made to document for particulars.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 20th day
of December A.D., 19 95 at 3:40 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 34697.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Douline M. Mullenbore