

Vol.<u>M96</u> Hage

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6.



WARRANTY DEED

通知

ASPEN TITLE #05043856

AFTER RECORDING RETURN TO: OUEILHE FAMILY TRUST 4294 N ELECTRIC AVE. SAN BERNARDINO, CA. 92407

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

LORETTA WILKIE, A PROTECTED PERSON UNDER CONSERVATORSHIP #93-4165 hereinafter called GRANTOR(S), convey(s) to EDWARD LOUIS OUEILHE AND DEBORAH L. OUEILHE, TRUSTEES OF THE OUEILHE FAMILY TRUST DATED MARCH 25, 1995, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 13, 14, 15 and 16, Block 13, CHILOQUIN DRIVE ADDITION TO THE CITY OF CHILOQUIN, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated Elm Street which inures to the above. LESS AND EXCEPT the North 35 feet of Lots 13, 14, 15 and 16, Block 13, CHILOQUIN DRIVE ADDITION.

"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, contracts and/or liens for irrigation and/or drainage,

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 \$15,000.00.

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 1ST day of DECEMBER 1995.

LORETTA L. WILKIE, A PROTECTED PERSON UNDER CONSERVATORSHIP #93-4165

BY: Alla	(Hins	
JEFF JURIE		

STATE OF OREGON County of KLAMATH



On 12.5, 1995, JEFF JURIS personally appeared before me, who is personally known to me whose identity I proved on the basis of whose identity I proved on the oath/affirmation of a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Notary Public For OREGON My Commission Expires: D.1991

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STATE OF OREGON: COUNTY OF KLAMATH : ss.

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