



WARRANTY DEED

#03044216
AFTER RECORDING RETURN TO:

JIM D. KAHLEY
DIXIE L. KAHLEY
14116 RAVENWOOD
KLAMATH FALLS OR 97601

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

JOHN J. HERBOLD and CATHY L. HERBOLD, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JIM D. KAHLEY and
DIXIE L. KAHLEY, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 29, Block 3, Tract No. 1046, ROUND LAKE ESTATES, in the
County of Klamath, State of Oregon.

Code 21 Map 3908-7DA TL 3500

"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
\$59,000.00.

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 24th day of January, 1996.

John J. Herbold
JOHN J. HERBOLD

Cathy L. Herbold
CATHY L. HERBOLD

STATE OF OREGON, County of Klamath)ss.

On this 24th day of January, 1996,

Personally appeared the above named JOHN J. HERBOLD and CATHY L.
HERBOLD and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carole Johnson
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 the 25th day
of Jan A.D., 19 96 at 11:27 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 2165

FEE \$30.00

By Bernetha G. Lutsch County Clerk

96 JAN 25 AM 1:27