



'96 MAR 11 AM 11:20

STATE OF OREGON,  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05044085

AFTER RECORDING RETURN TO:  
KENNETH S. & SUSAN L. KIRKHAM  
664 EBERLEIN AVE.  
KLAMATH FALLS, OR 97601

Aspen Title & Escrow  
on this 11th day of March A.D. 19 96  
at 11:20 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 6448.  
Bernetha G Letsch, County Clerk  
By [Signature] Deputy.

Fee, \$30.00

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

WILBUR D. PENKA and CECILE M. PENKA, hereinafter called  
GRANTOR(S), convey(s) to KENNETH S. KIRKHAM and SUSAN L.  
KIRKHAM, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 11, Block 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TAX LOT 13300

"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  
\$42,500.00.

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 5th day of March, 1996.

[Signature]  
WILBUR D. PENKA

[Signature]  
CECILE M. PENKA

STATE OF OREGON

County of Klamath

On March 7, 1996, WILBUR D. PENKA and CECILE M. PENKA  
personally appeared before me,  
\_\_\_\_\_ who is personally known to me

X whose identity I proved on the basis of COL  
\_\_\_\_\_ 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.

[Signature]  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

