



KLAMATH COUNTY TITLE COMPANY

K-48889-S

STATUTORY WARRANTY DEED (Individual or Corporation)

PEGGIE P. ECCLES, TRUSTEE OF THE PEGGIE P. ECCLES TRUST, DATED 10-4-93 AND SUCCESSOR TRUSTEE OF THE JULIAN W. ECCLES TRUST DATED 10-4-93 Grantor,

conveys and warrants to J. BRUCE OWENS AND E. MARIE OWENS, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST AND TIM M. AMUCHASTEGUI AND CECELIA M. AMUCHASTEGUI, HUSBAND AND WIFE* Grantee,
the following described real property in the County of KLAMATH and State of Oregon.
*AS TO AN UNDIVIDED 1/2 INTEREST

96 MAR 18 P 3:35

That certain triangular tract of land bounded by the Esplanade in Second Hot Springs Addition to the City of Klamath Falls, Oregon, the Railroad right of way and the United States Government Canal described as follows: Commencing at a point formed by the Northerly line of the Esplanade and the Southerly line of the United States Government Canal; thence along the Northerly line of the Esplanade 169.2 feet to the intersection with the Easterly line with Railroad right of way; thence Northwesterly along said Railroad right of way 480.4 feet to the intersection of the Railroad right of way and the United States Government Canal right of way; thence Southeasterly along said Canal right of way to the place of beginning, being situated in the West half of the Southwest Quarter of Section 28, Township 38 South, Range 9 East of the Willametter Meridian.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 335,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 15th day of March 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Peggie P. Eccles Trustee
PEGGIE P. ECCLES, TRUSTEE

Julianne E. Frodsham Successor Trustee
JULIANNE E. FRODSHAM, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me this 15th day of March 19 96 by PEGGIE P. ECCLES, TRUSTEE OF THE PEGGIE P. ECCLES TRUST, DATED 10-4-93

~~CORPORATE~~ ACKNOWLEDGEMENT
STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me this 15th day of March 19 96 by Julianne E. Frodsham Successor Trustee and Trustee of the Julian W. Eccles Trust dated 10/4/93

Sue Nova
Notary Public for Oregon
My commission expires:



Michael D. Ferguson
STATE OF OREGON,
County of Klamath ss.

After recording return to:
J. Bruce & E. Marie Owens and Tim M. and Cecelia M. Amuchastegui
520 Klamath Avenue
Klamath Falls, OR 97601

Filed for record at request of:
Klamath County Title Company
on this 18th day of March A.D., 19 96
at 3:35 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 7257
Bernetha G Letsch, County Clerk
By Cheryl Sussler Deputy.
Fee, \$30.00

Until a change is requested all tax statements shall be sent to the following address:
Same
NAME, ADDRESS, ZIP