



'96 MAR 26 P3:34

WARRANTY DEED

#01044462
AFTER RECORDING RETURN TO:

KREG A. KANDRA
SANDRA L. KANDRA
9631 Homedale Rd.
Klamath Falls, OR 97603

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

KATE GREENE and KATHLEEN PATRICIA GARFAS and MARIE MORSTAD and NORA GRIFFITH and JULIE M. ALTUNAL, who acquired title as JULIE M. GREEN, hereinafter called GRANTOR(S), convey(s) to KREG A. KANDRA and SANDRA L. KANDRA, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

THE PURPOSE OF KATE GREENE EXECUTING THIS DOCUMENTS IS TO RELEASE LIFE ESTATE AS SET FORTH IN DEED RECORDED IN BOOK M90 AT PAGE 23042, KLAMATH COUNTY DEED RECORDS.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

SK
KAK
"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 \$110,000.00.

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 19th day of March, 1996.

Kate Greene
KATE GREENE

Kathleen Garfas
KATHLEEN PATRICIA GARFAS

Marie Morstad
MARIE MORSTAD

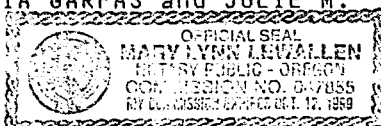
Nora Griffith
NORA GRIFFITH

Julie M. Altunal
JULIE M. ALTUNAL

STATE OF OREGON)
County of Jackson) ss.


The foregoing instrument was acknowledged before me this 21st day of March, 1996, by KATHLEEN PATRICIA GARFAS and JULIE M. ALTUNAL formerly JULIE M. GREEN.

Before me: Mary Lynn Sewall
Notary Public for Oregon



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 OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MY COMMISSION EXPIRES MAR 22, 1997

By Cheryl Russell