



WARRANTY DEED

#01044462 AFTER RECORDING RETURN TO:

KREG A. KANDRA SANDRA L. KANDRA 9631 Homedale

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....

"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 except as shown above. the same,

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.

TE STEENE

Man KATHLEEN PATRICIA GARFAS

MARIE MORSTAD

NORA GRIFFITA

A JULTE M. ALTUNAL

STATE OF OREGON

county of Jackson

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: May Hon Notary Public for Oregon

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My Commission Expires: 10-12-99

STATE OF OREGON

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County of Klamath

The foregoing instrument was acknowledged before me this $25\,\mathrm{Hz}$ day of March, 1996, by KATE GREENE and MARIE MORSTAD and NORA GRIFFITH.

Before me: harline Notary Public for Oregon

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A CHARLES ON THE CHARLES

My Commission Expires: 3-22-

OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION P.O. 022228
MY COMMISSION SOLITE - MAR 22, 1997

EXHIBIT_"A"

Description of the state of the

That portion of the NW 1/4 of the NW 1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of said NW 1/4 of the NW 1/4 of Section 36; thence 210 feet due East to a point; thence 210 feet due North to a point; thence 210 feet due West to a point; thence 210 feet due South to the point of beginning.

CODE 164 MAP 3909-3600 TL 300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

		Aspen Title & A.D., 19 96 at Deeds	3:34 o'clock	A 1	 G. Letsch, C	Vol. M96 County Clerk	day
FEE	\$35.00		Ву		/ 		