



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044453

AFTER RECORDING RETURN TO:

Mr. and Mrs. Gary Steele

3926 Bills DriveWVC, UTAH 84120

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

LOUIS FAULKNER and PENNIE FAULKNER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to GARY STEELE and
BEVERLY STEELE, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

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, a Trust
Deed dated March 3, 1994, and recorded March 16, 1994, in Book
M-94, Page 7990, Klamath County Mortgage Records, in favor of
Cecil R. Self and Alberta A. Self, husband and wife, AND, a
Trust Deed dated October 26, 1994, and recorded November 16,
1994, in Book M-94, Page 35254, Klamath County Mortgage Records,
in favor of Cecil Raymond Self and Albert Antonia Self, husband
and wife, which Trust Deeds the Grantees herein DO NOT agree to
assume and pay and Grantors hereby hold Grantees harmless
therefrom, and Grantors shall pay these Trust Deeds in full at
the time of or prior to the payoff of the All-inclusive Trust
Deed executed by Grantees herein in favor of Grantors herein,
which Trust Deed is being recorded immediately subsequent to
the recording of this Deed.,

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
\$92,000.00.

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 13th day of March, 1996.

[Signature]
LOUIS FAULKNER

[Signature]
PENNIE FAULKNER

STATE OF CALIFORNIA County of _____)ss.

The foregoing instrument was acknowledged before me this _____
day of April, 1996, by LOUIS FAULKNER and PENNIE FAULKNER.

Before me: [Signature]
Notary Public for California
My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of RiversideOn April 2, 1996

Date

before me, Patricia A. Cowan Notary Public

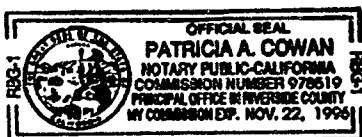
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Laurie Faulkner and Penny Faulkner

Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s)

whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Patricia A. Cowan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: 3/13/96Number of Pages: OneSigner(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

PARCEL 1:

Lot 8, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

CODE 10 MAP 3610-12CO TL 500

PARCEL 2:

That portion of Government Lots 19, 20, 21 and 22, lying Southwesterly of Sprague River in Section 12, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3610-12CO tl 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of April A.D., 19 96 at 3:49 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 9683.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]