

NL 16299

K-48782
SPECIAL WARRANTY DEED

Volume Page 10198

KNOW ALL MEN BY THESE PRESENTS, That Dennis Michael Trial

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Brad Foote and Eric Footehereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The S½NW¼NW¼NE¼ of Section 13, Township 35 south, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TO CLEAR TITLE.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of December, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

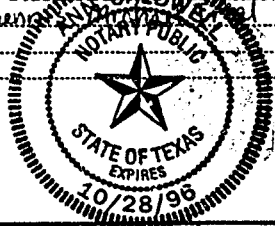
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dennis M. Trial
Dennis M. Trial
 Dennis Michael Trial

STATE OF TEXAS, County of BEXAR) ss.This instrument was acknowledged before me on 26 December, 1995,by Dennis Michael TrialThis instrument was acknowledged before me on December 26, 1995,by Dennis Michael Trial

as

of



Ann Caldwell
 Notary Public for Texas

My commission expires 10-28-96Dennis Michael Trial14542 Brookhollow Ste 200San Antonio, TX 78232

Grantor's Name and Address

Brad Foote & Eric FooteP.O. Box 1142La Pine, OR 97739

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Brad Foote & Eric FooteP.O. Box 1142La Pine, OR 97739

Until requested otherwise send all tax statements to (Name, Address, Zip):

Brad Foote & Eric FooteP.O. Box 1142La Pine, OR 97739SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of April, 1996, at 3:14 o'clock P.M., and recorded in book/reel/volume No. M96 on page 10198 and/or as fee/file/instrument/microfilm/reception No. 16299, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE
 By Cheryl Russell, Deputy

Fee \$30.00

96 APR 11 P3:14