

22801

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. m96 Page 24201

ASPEN TITLE ESCROW NO. 01044727

AFTER RECORDING RETURN TO:

PINTAIL COMPANY TRUST

c/o HAROLD MOATES AND MARIA MOATES, Trustees

497 GULF VIEW DRIVESAN JOSE, CA. 95127

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

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

Aspen Title & Escrow

on this 7th day of August A.D., 19 96
at 3:52 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 24201.

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

KENNETH R. FENSTERMACHER and STELLA FENSTERMACHER, husband and wife, hereinafter called GRANTOR(S), convey(s) to HAROLD MOATES and MARIA MOATES, Trustees of the PINTAIL COMPANY, a Business Trust, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The East 110 feet of Lots 1 and 2, Block 4, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

Code 41, Map 3707-10DC, Tax Lot 200

"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, contracts and/or liens for irrigation and/or drainage,

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
\$88,000.00.

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 1st day of August, 1996.

[Signature]
KENNETH R. FENSTERMACHER

[Signature]
STELLA FENSTERMACHER

STATE OF OREGON, County of Klamath)ss.

On August 6, 1996, personally appeared Kenneth R. Fenstermacher and Stella Fenstermacher, who acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: March 22, 1997

