

84384

96 SEP -5 P3:53



Vol. m96 Page 27834

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045211

AFTER RECORDING RETURN TO:

Mr. and Mrs. Daniel T. Applebaker

17657 Hill Road
Klamath Falls, OR 97603

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

DANIEL F. HINCHEE and THERESA L. HINCHEE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DANIEL T.
APPLEBAKER and ELIZABETH H. APPLEBAKER, 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, 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
\$155,000.00.

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 28th day of August, 1996.

[Signature]
DANIEL F. HINCHEE

[Signature]
THERESA L. HINCHEE

STATE OF FLORIDA, County of Leon) ss.

On August 30, 1996, personally appeared Daniel F. Hinchee and
Theresa L. Hinchee who acknowledged the foregoing instrument to
be their voluntary act and deed.

[Signature]
Notary Public for Florida
My Commission Expires: _____



KATHLEEN JOYCE ARMSTRONG
MY COMMISSION # CC495179 EXPIRES
December 12, 1999
BONDED THRU TROY FAIR INSURANCE, INC.

20
DR

EXHIBIT "A"

27835

A parcel of land situated in the NE 1/4 of Section 27, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW 1/4 NE 1/4 of said Section 27; thence South 00 degrees 33' 36" West, along the East line of the said NW 1/4 NE 1/4 of said Section 27, 1382.64 feet, more or less to the Northerly right of way line of Hill Road, a county road; thence Northwesterly along the Northerly right of way line of said Hill Road 1200 feet more or less, to a 1/2" iron pin at the intersection of said right of way line with a fence running Northeast; thence along said fence and the Northeasterly projection thereof North 42 degrees 12' 33" East 562.46 feet to a 1/2" iron pin set in the center of a dirt road; thence leaving said fence line North 35 degrees 05' 31" East 392.34 feet to a point on the North line of said Section 27, said point being marked by a 1/2" iron pin; thence North 89 degrees 58' 17" East along the said North line of said Section 27, 420.67 feet to the point of beginning.

CODE 255 MAP 4010-2700 TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of September A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 27834.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]