

96 SEP 25 P3:35



WARRANTY DEED STATE OF OREGON.
County of Klamath ss.

ATC #03045302
AFTER RECORDING RETURN TO:
CHATCHAI PLEINNIKUL
KATHLEEN PLEINNIKUL
P.O. Box 537
Bly, Or. 97622

Filed for record at request of:

Aspen Title & Escrow
on this 25th day of Sept A.D. 19 96
at 3:35 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 30448
Bernetha G. Letsch County Clerk
By Kathleen Pleinnikul Deputy.
Fee, \$30.00

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

JOAN D. ODGERS, hereinafter called GRANTOR(S), convey(s) to
CHATCHAI PLEINNIKUL AND KATHLEEN PLEINNIKUL, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 7, of Tract No. 1093, PINECREST in the County of
Klamath, State of Oregon.

CODE 113 MAP 3614-30D0 TL 3700

"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
\$50,000.00.

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 25TH day of SEPTEMBER, 1996.

Joan D. Odgers
JOAN D. ODGERS

STATE OF OREGON, County of Klamath)ss.

On September 25, 1996, personally appeared JOAN D. ODGERS
who acknowledged the foregoing instrument to be her voluntary
act and deed.

Carole A. Hinde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

