

26680

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01045334

AFTER RECORDING RETURN TO:
Mr. John Carsten Pedersen
407 Ridgecrest Trail
Redding, CA 96003

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

Filed for record at request of:

Aspen Title & Escrow
on this 14th day of October A.D., 19 96
at 11:22 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 32412
Bernetha G. Letsoh County Clerk
By Redding Ross Deputy.
Fee, \$30.00

HENLEY LAND COMPANY, INC., an Oregon Corporation, hereinafter
called GRANTOR(S), convey(s) to JOHN CARSTEN PEDERSEN, TRUSTEE
of the PEDERSEN FAMILY REVOCABLE LIVING TRUST, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 43 and the SW 1/2 of Lot 44 in Block 1, Tract No. 1085,
COUNTRY GREEN, in the County of Klamath, State of Oregon.

Code 100, Map 3909-13AA, Tax Lots 5200 & 5300

"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
\$19,500.00.

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 2nd day of October, 1996.

HENLEY LAND COMPANY, INC.

BY: [Signature]BY: Martha J. Saylor

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 11th
day of October, 1996, by L.A. Sweetland and
Martha J. Saylor as President and
Secretary of Henley Land Company, Inc., an Oregon
corporation, on behalf of the corporation.

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 1997

