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WARRANTY DEED

MTC 30470 MS

WAYNE MEISNER and DOROTHY MEISNER, as tenants by the entirety,

Grantor(s) hereby grant, bargain, sell and convey to: U.S. B TRUST, BETTY BREITBARTH TRUSTEE THERET,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE WESTERLY 112 FEET OF TRACT 35 OF PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 8, 1989

Recorded: February 28, 1989
Volume: M89, page 3484, Microfilm Records of Klamath County, Oregon

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 46,772.51.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,10630 SW Hood Avenue, Portland, OR 97219

Dated this _____2lst day of October

DOROTHY MEISNER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF _ Klamath

SS.

October 21 19 96

Personally appeared the above named Wayne Meisner and Dorothy Meisner

and acknowledged the foregoing instrument to be their voluntary act.

OFFICIAL SEAL MARJORIE 4. STUART NOTARY PUBLIC L'REGOI COMMISSION NO. 04023 MY COMMISSION EXPIRES DEC

(seal)

Before me: Oregon Notary Public For

My commission expires

12-20-98

ESCROW NO. MT39470-MS

Return to:

TRUSTEES OF THE J & B TRUST 10630 SW Hood Avenue Portland, OR 97219

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Dated: November 8, 1989

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of Deeds

Bernetha G. Letsch County Clerk

on Page <u>33768</u>

Amerititle Filed for record at request of the of October A.D., 19 96 at 11:51 o'clock _ AM., and duly recorded in Vol. __M96

STATE OF OREGON: COUNTY OF KLAMATH:

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