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VOL M96 Page 34595

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENZLE R. LABEAU and NORA ANN LABEAU, husband and wife as joint tenants hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENZLE R. LABEAU and NORA ANN LABEAU, Co-Trustees of "The LaBeau Trust" under date of March 24, 1989, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots Three (3) and Thirteen (13), Block Two (2),
Tract 1065, IRISH BEND

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Per Trust Terms.
©However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ©(The sentence between the symbols©, if not applicable, should be deleted. See ORS 93.030.)
X~~extra text~~

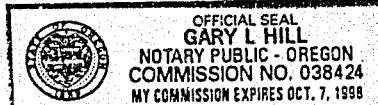
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16 day of October, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 309.30.

Denzle R. LaBeau

Nora Ann LaBeau

STATE OF OREGON, County of Douglas ss.This instrument was acknowledged before me on October 16, 1996,
by Denzle R. LaBeau and Nora Ann LaBeauThis instrument was acknowledged before me on October 16, 1996,
by Gary L. Hill
as Notary Public for Oregon
of Notary Public for Oregon

Denzle R. & Nora Ann LaBeau	
Grantor's Name and Address	
<u>Denzle R. & Nora Ann LaBeau,</u> <u>Co-Trustees of "The LaBeau Trust"</u>	
Grantee's Name and Address	
After recording return to (Name, Address, Zip): <u>Gary L. Hill, Esq.</u> <u>P. O. Box 1146</u> <u>Roseburg, OR 97470</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>Denzle R. & Nora Ann LaBeau,</u> <u>Co-Trustees of "The LaBeau Trust"</u> <u>12895 Lookingglass Road</u> <u>Roseburg, OR 97470</u>	

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath ss.I certify that the within instrument was received for record on the 1st day of November, 1996, at 1:26 o'clock P.M., and recorded in book/reel/volume No. M96 on page 34595 and/or as fee/file/instrument/microfilm/reception No. 27688, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letach, County Clerk
NAME Bernetha G. Letach TITLE Deputy
By Patricia Rose

Fee \$30.00

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