



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045466

AFTER RECORDING RETURN TO:
JAMES S. SILVERSTONE37946 Aspenwood Drive
Chiloquin, OR 97624UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GARNET R. CLABAUGH AND JACQUELINE CLABAUGH AKA ZANE J. CLABAUGH
AKA ZANE JACQUELINE CLABAUGH, TRUSTEES OF THE CLABAUGH LIVING
TRUST DATED JANUARY 5, 1989, hereinafter called GRANTOR(S),
convey(s) to JAMES S. SILVERSTONE, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 25, Block 8, OREGON SHORES SUBDIVISION TRACT 1053, in the
County of Klamath, State of Oregon.

CODE 138 MAP 3507-6AC TAX LOT 7000

"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,

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
\$6,700.00.

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 December, 1996.

TRUSTEES OF THE CLABAUGH LIVING TRUST DATED JANUARY 5, 1989.

Garnet R. Clabaugh
GARNET R. CLABAUGH, TRUSTEE

Jacqueline Clabaugh
JACQUELINE CLABAUGH, TRUSTEE

STATE OF ARIZONA ^{up} Pima ^{up}
~~OREGON~~, County of ~~KLAMATH~~ ss.

On this 05th day of December, 1996,

Personally appeared the above named Garnet R. Clabaugh and
Jacqueline Clabaugh, and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Laura L. Clark
Notary Public for ~~Arizona~~ ARIZONA
My Commission Expires: July 10, 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day
of December A.D., 1996 at 3:28 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 38722.

FEE \$30.00

Bernetha G. Letson County Clerk
By Bernetha G. Letson