

30502

WHEN RECORDED MAIL TO:

Same As Listed Below

MAIL TAX STATEMENTS TO:

WAYNE JACOBS and MARGARET JACOBS
P.O. Box 62
Bly, Oregon 97622

K-49941-D

Vol. 1796 Page 40121
STATE OF OREGON

County of Klamath

I certify that the within instrument
was received for record on the 27th day
of December, 1996,
at 2:19 o'clock P.M. and recorded
in book M96 on page 40121 or as
filing fee number 30502, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross Deputy

Fee: \$30.00

WARRANTY DEED

HARRY OBENCHAIN and LILA I. McDONALD, Trustees of the HARRY & INEZ L. OBENCHAIN 1981
TRUST uti 1/26/81,
GRANTOR, conveys and warrants to WAYNE JACOBS and MARGARET JACOBS, husband and wife,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, T 35 S., R. 14 EWM

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of
Klamath County, Oregon, to additional taxes, plus interest, in the event said use
should be changed, which obligations Grantee assumes and agrees to pay and perform;
current taxes, easements and rights of way of record and apparent thereon.

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00. However,
the actual consideration consists of or includes other property or value given or promised which is part of the whole
consideration. \$35,000.00 down; \$65,000.00 Trust Deed and Promissory Note.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 17 day of December, 1996.

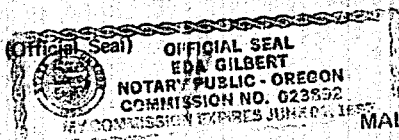
Harry Obenchain

Lila I. McDonald

STATE OF OREGON, County of Klamath, ss. December 17, 1996
Personally appeared the above named HARRY OBENCHAIN and LILA I. McDONALD, Trustees of the
HARRY & INEZ L. OBENCHAIN 1981 TRUST uti 1/26/81
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Eda Gilbert
Notary Public for Oregon
My commission expires 6-1-97



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps
Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601