

34792

91 MAR 21 P3:55

Vol. M97 Page 8482

#05045859

AFTER RECORDING RETURN TO:

TRENT C. KIMBALL

LAURA C. KIMBALL

7623 East Langell Vly Rd
Bonanza, OR 97023STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 21st day of March A.D., 1997at 3:55 o'clock P. M. and duly recordedin Vol. M97 of Deeds Page 8482

Bernetha G. Letsch, County Clerk

By Kathleen Rosen

Deputy

Fee, \$30.00

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

DOLORES R. CHANDLER, INDIVIDUALLY AND AS TRUSTEE OF THE DOLORES R. CHANDLER LIVING TRUST U.D.D. OCTOBER 31, 1990, hereinafter called GRANTOR(S); convey(s) to TRENT C. KIMBALL and LAURA C. KIMBALL, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

All that portion of the NE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of the Northeasterly right of way line of the Bonanza-Lorella Road.

CODE 56 MAP 3912-2900 TL 1000

TCK
JCK
"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 \$61,000.00.

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 13th day of March, 1997.

DOLORES R. CHANDLER LIVING TRUST

BY: Dolores R Chandler Trustee
DOLORES R. CHANDLER, TRUSTEEDolores R Chandler
DOLORES R. CHANDLER, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On this 14th day of March, 1997,

Personally appeared the above named DOLORES R. CHANDLER, INDIVIDUALLY AND AS TRUSTEE OF THE DOLORES R. CHANDLER LIVING TRUST U.D.D. OCTOBER 31, 1990 and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: April 10, 2000