

35522

MTC 41008-RA Vol 1197 Page 10114  
WARRANTY DEED

MARTIN J. DUKESHIRE and LAURA S. DUKESHIRE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: CHRIS E. KABER and VICKIE M. KABER, husband and wife, 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:

Lot 14 in Block 1 of SUNSET EAST, 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: 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 \$ 114,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4421 EL CERRITO WAY, KLAMATH FALLS, OR 97603

Dated this 4 day of April, 1997.

Martin J. Dukeshire  
MARTIN J. DUKESHIRE

Laura S. Dukeshire  
LAURA S. DUKESHIRE

STATE OF OREGON

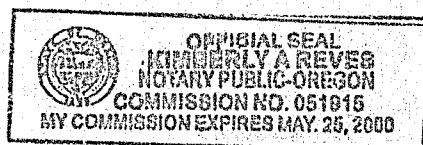
COUNTY OF KLAMATH

SS. April 4 19 97

Personally appeared the above named MARTIN J. DUKESHIRE AND

LAURA S. DUKESHIRE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

ESCROW NO. MT41008-KA

Return to:

CHRIS E. KABER  
4421 EL CERRITO WAY  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 7th day of April A.D., 1997  
at 11:13 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 10114

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fcc. \$30.00 Deputy