

35522

MTC 41008-^{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.

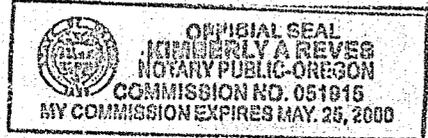
Martin J. Dukeshire
MARTIN J. DUKESHIRE

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. Reves
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 Cross*
Fcc. \$30.00 Deputy

97 APR -7 AM 1:13