39993

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'97 JUN 25 P3:19

Send Tax Statements To:
Joseph & Susanna Sabala
2478 Auhuhu Street
Pearl City, HI 96782

After Recording Return To:
Marylee A. Lowry
1300 S.W. Fifth Avenue, Suite 2300
Portland, Oregon 97201

WARRANTY DEED

Joseph E. Sabala and Susanna L. Sabala, husband and wife, Grantors, convey and warrant to Joseph E. Sabala, Trustee of the Joseph E. Sabala Trust U/A/D 3/26/97, and Susanna L. Sabala, Trustee of the Susanna L. Sabala Trust U/A/D 3/26/97, as tenants in common, Grantees, that real property situated in Klamath County, Oregon, and described as follows:

> That portion of Lot 7, Block 15, situated North and West of a point South 400' and East 1062.18' from the Northwest Corner of said Lot 7A, Block 15, Klamath Falls Forest Estates Sycan Unit.

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof; provided, however, the liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any indemnification available to Grantors under any title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true consideration for this conveyance is none.

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.

Dated this 23rd day of May, 1997.

Joseph E. Sabala

Susanna L. Sabala

STATE OF HAWAII)
) ss.
County of Honolulu)

On this 23rd day of May, 1997, before me personally appeared Joseph E. Sabala and Susanna L. Sabala to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(Seal)

SHELLY JO ESPINITA NOTARY PUBLIC STATE OF HAWAII

Shelly Jo Espinita
NOTARY PUBLIC FOR HAWAII
My Commission Expires - 7-18-2000

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STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Joseph Sabala the 25th day of June A.D., 19 97 at 3:19 o'clock P.M., and duly recorded in Vol. M97, of Deeds on Page 19793.

Bernetha G. Letsch, County Clerk
By Kathleen Rose

FEE $30.00