

54124

'98 MAR -5 AM 11:42 Vol. M98 Page 7113

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

CLIFFORD E. PETERS

JANET M. PETERS

2123 Kimberly Dr.
Klamath Falls, OR-97603

Aspen Title & Escrow

on this 5th day of March A.D., 1998
at 11:42 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 7113

Bernetha G. Letsch, County Clerk

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

Fee, \$30.00

By Kathleen Rose

Deputy.

KENNETH L. KIRKHAM, TRUSTEE OF THE KENNETH L. KIRKHAM TRUST
DATED AUGUST 5, 1993, AS AMENDED BY THE AMENDMENT OF TRUST
DATED OCTOBER 31, 1996 hereinafter called GRANTOR(S),
convey(s) and warrants to CLIFFORD E. PETERS and JANET M.
PETERS husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

LOT 12, BLOCK 2, TRACT NO. 1120, SECOND ADDITION TO EAST HILLS
ESTATES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 91 MAP 3909-1AD TL 1000

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$99,900.00.

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 4th day of March 1998.

KENNETH L. KIRKHAM TRUST DATED
AUGUST 5, 1993, AS AMENDED BY THE AMENDMENT
OF TRUST DATED OCTOBER 31, 1996

Kenneth L. Kirkham
KENNETH L. KIRKHAM TRUSTEE

Kenneth L. Kirkham
KENNETH L. KIRKHAM, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On MARCH 4, 1998, personally appeared KENNETH L. KIRKHAM,
TRUSTEE OF THE KENNETH L. KIRKHAM TRUST DATED AUGUST 5, 1993 AS
AMENDED BY THE AMENDMENT OF TRUST DATED OCTOBER 31, 1996, and
KENNETH L. KIRKHAM, individually and acknowledged the foregoing
instrument to be his voluntary act and deed.

W. Darlene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01
Wendy N. P.