



WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05047080

AFTER RECORDING RETURN TO:

Kenneth Scott Kirkham  
6642 Eberlein Ave.  
Klamath Falls, OR 97603

Aspen Title & Escrow

on this 7th day of April A.D., 1998  
at 3:31 o'clock P.M. and duly recorded  
in Vol. M98 of Deeds Page 11328

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Fee, \$30.00

Deputy.

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

CLINTON FRANCIS ADAMS AND CAROL JEAN ADAMS, hereinafter called  
GRANTOR(S), convey(s) to KENNETH SCOTT KIRKHAM AND SUSAN L.  
KIRKHAM, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

The South 80 feet of the North 160 feet of Lot 81, PLEASANT  
HOME TRACTS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-28A TL 6400

"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  
\$50,000.00.

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 7th day of April, 1998.

Clinton Francis Adams  
CLINTON FRANCIS ADAMS

Carol Jean Adams  
CAROL JEAN ADAMS

STATE OF CALIFORNIA )  
COUNTY OF Stanislaus ) ss.

On April 3rd 1998

before me,

Karen Day, personally appeared  
Clinton Francis Adams AND Carol Jean Adams

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Karen Day  
My commission expires: 10-17-2001

