

56580

MTC 44151-KR
WARRANTY DEED Vol. 1198 Page 12801

JAMES RUSSELL DEBAUN, TRUSTEE UNDER WRITTEN DECLARATION OF TRUST DATED SEPTEMBER 7, 1972 AS TO AN UNDIVIDED 2/3 INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DAVID R. NOBLE and CHERI L. NOBLE, 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:

Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, Section 21: N1/2 of SE1/4 and SW1/4 of SE1/4; Section 28: NE1/4 of N/W1/4 and N1/2 of NE1/4

98 APR 17 AM 11:54

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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 26161 HWY #70, BONANZA, OR 97623

Dated this 10th day of April, 1998.

JAMES R. DE BAUN TRUST

BY: James Russell De Baun TRUSTEE
JAMES RUSSELL DE BAUN

BY: Jayne S. De Baun HIS ATTORNEY-IN-FACT
JAYNE S. DE BAUN

STATE OF CALIFORNIA, County of Los Angeles) ss.

This instrument was acknowledged before me on April, 1998

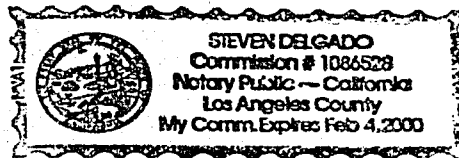
by JAYNE S. DE BAUN

as attorney-in-fact for JAMES RUSSELL DE BAUN, Trustee

of THE JAMES RUSSELL DE BAUN TRUST dated September 7, 1972

Notary Public of California

My commission expires Feb 4, 2001



ESCROW NO. MT44151-KR

Return to:

DAVID R. NOBLE
26161 HWY #70
BONANZA, OR 97623

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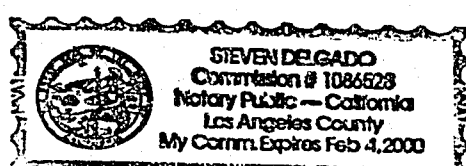
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

12802

State of California
 County of Los Angeles
 On 4-10-98 before me, STEVEN DELGADO NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Layne S. Debaun
Name of Signer

☐ personally known to me
☒ 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.

Steven Delgado
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: April 10, 1998 Number of Pages: 1

Signer(s) Other Than Named Above: No other Signer

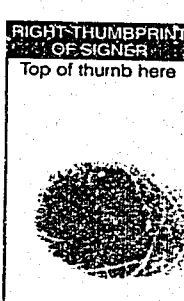
Capacity(ies) Claimed by Signer(s)

Signer's Name: Layne S. Debaun

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

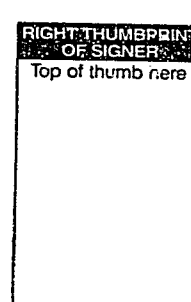
James Russell
Debaun



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Ameri title _____ the _____ 17th day
 of April, 1998 at 11:54 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 12801

FEE \$35.00

By Kathleen Rossi Bernetha G. Letsch, County Clerk