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'98 SEP -4 P3:15

MTC 45760-MS
WARRANTY DEEDVol. M98 Page 32779

PHILIP J. KOHL AND ANNE KOHL, TRUSTEES OF THE KOHL TRUST DATED MARCH 23, 1990, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EDWARD VERNES and JOANN VERNES, 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:

The Southeasterly 25 feet of Lot 8 and the Northwesterly 40 feet of Lot 9 in Block 3, FIRST ADDITION TO TONATEE HOMES, 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 \$ 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4469 MEMORIE LANE, KLAMATH FALLS, OR 97603

Dated this 2 day of September, 1998.

TRUSTEES OF THE KOHL TRUST DATED 3/23/90

BY: Philip J. Kohl TRUSTEE
PHILIP J. KOHL

BY: Anne Kohl TRUSTEE
ANNE KOHL

STATE OF Nevada, County of Washoe) ss.

This instrument was acknowledged before me on September 2, 1998
by Philip J. Kohl and Anne Kohl
as Trustees
of The Kohl Trust

Notary Public of Bank of America

My commission expires 05/06/02



NOTARY PUBLIC
STATE OF NEVADA
County Of Washoe
MISTY L. STALIONS
Appt. No. 98-2887-2
My Appt. Expires May 6, 2002

ESCROW NO. MT45760-MS

Return to:

EDWARD VERNES
4469 MEMORIE LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of September A.D., 19 98 at 3:15 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 32779

FEE \$30.00

Bernetha G. Leisch, County Clerk
By Pauline Mullendore