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98 SEP 14 P3:42

MTC 45709-KR Vol. M98 Page 33813
WARRANTY DEED

EUGENE A. VALIQUETTE and ALICE F. VALIQUETTE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANGELA M. TRAINOR and MICHAEL G. TRAINOR, as tenants by the entirety, 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:

Lots 11 and 12, Block 5, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 2/68th interest in Lots 4 and 5 in Block 1 of said addition.

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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 41933 Brook Trout Lane, Chiloquin, OR 97624

Dated this 14th day of September, 1998.

Eugene A. Valiquette
EUGENE A. VALIQUETTE

Alice F. Valiquette
ALICE F. VALIQUETTE

STATE OF OREGON

COUNTY OF KLAMATH

SS. September 14 19 98

Personally appeared the above named _____

EUGENE A. VALIQUETTE & ALICE F. VALIQUETTE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/6/99

ESCROW NO. MT45709-KR

Return to:

ANGELA M. TRAINOR

41933 Brook Trout Lane
Chiloquin, OR 97624

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 14th day of September A.D., 1998
at 3:42 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 33813

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy.