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66531

'98 SEP 18 P3:35

Vol. m98 Page 34427



WARRANTY DEED  
ATC 03047892

ATC #03047892

AFTER RECORDING RETURN TO:  
STEVEN & LOIS TRENT

13640 Kimo Warden Rd.  
Klamath Falls, Or 97603

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

LARRY E. PEACORE and CAROLYN F. PEACORE, TRUSTEES OF THE  
PEACORE FAMILY TRUST, hereinafter called GRANTOR(S), convey(s)  
and warrants to STEVEN D. TRENT and LOIS E. TRENT, husband and  
wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of KLAMATH, State of Oregon, described  
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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  
\$30,000.00.

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 9th day of September, 1998.

Larry E. Peacore Trustee  
LARRY E. PEACORE, TRUSTEE

Larry E. Peacore  
LARRY E. PEACORE

Carolyn F. Peacore Trustee  
CAROLYN F. PEACORE, TRUSTEE

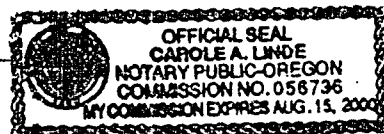
Carolyn F. Peacore  
CAROLYN F. PEACORE

STATE OF OREGON, County of Klamath)ss.

On September 9, 1998, personally appeared LARRY E. PEACORE AND  
CAROLYN F. PEACORE who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Carole A. Amide

Notary Public for Oregon  
My Commission Expires: 8/15/00.



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## EXHIBIT "A"

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 28 degrees 36' 18" West 1987.99 feet from the Southeast corner of said Section 7; thence North 18 degrees 46' 40" East 8.08 feet to a 5/8" iron pin; thence South 52 degrees 08' 00" East 89.24 feet to a 5/8" iron pin; thence South 71 degrees 36' 04" East 148.76 feet to a 5/8" iron pin; thence South 87 degrees 00' 30" East 363.74 feet to a 5/8" iron pin; thence North 67 degrees 52' 30" East 131.43 feet to a 5/8" iron pin; thence North 46 degrees 37' 55" East 126.40 feet to a 5/8" iron pin; thence South 429.31 feet, more or less, to the East and West center line of the SE 1/4 of said Section 7; thence South 89 degrees 52' 28" West, on said East and West centerline, 651.87 feet; thence North 15 degrees 44' 40" West leaving said East and West centerline, 442.25 feet, more or less, to the point of beginning. Basis of bearings as shown on Record of Survey No. 6249 on file at Klamath County Surveyor's Office.

TOGETHER WITH a strip of land 30 feet in width for road easement purposes, for ingress and egress, said easement being situated in the SE 1/4 of Section 7, and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said 30 foot wide strip of land being measured at right angles along the Northern side of the following described boundary:

Beginning at a point inside a parcel of land described as Parcel 3 in Book M-97 at Page 16925, said point being situated North 21 degrees 45' 07" East 15.10 feet, and North 28 degrees 36' 18" West 1987.99 feet, from the Southeast corner of said Section 7; thence South 52 degrees 08' 00" East 99.62 feet; thence South 71 degrees 36' 04" East 148.76 feet; thence South 87 degrees 00' 30" East 363.74 feet; thence North 67 degrees 52' 30" East 131.43 feet; thence North 46 degrees 37' 55" East 126.40 feet; thence North 69 degrees 15' 00" East 248 feet, more or less, to the Southwesterly right of way line of the Keno-Worden County Road. Basis of bearings is Record of Survey No. 6249 on file at Klamath County Surveyor's Office. Said easement excludes any land which falls inside said Parcel 3, Book M-97, Page 16925.

CODE 21 & 52 MAP 4008-700 TL 800  
CODE 52 & 21 MAP 4008-700 TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of September A.D., 19 98 at 3:35 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 34427

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen B. Bess