

65323

JAMES A. PIERCE, TRUSTEE
1321 Maple Street
MARCOLA, OR 97447Grantor's Name and Address
JAMES A. PIERCE,
38212 WENDLING ROAD
MARCOLA, OR 97454

Grantee's Name and Address

After recording return to:
EVERGREEN LAND TITLE CO.
P.O. BOX 931
SPRINGFIELD, OR 97477Until a change is requested, all tax statements shall be
sent to the following address.

SAME AS GRANTEE

ATC 04048471

TITLE NO. 48-71

ESCROW NO. SF91-E9486

TAX ACCT. NO. 1309-1CO-3000

MAP NO. CODE 51 MAP 23091 CO TL3000

98 OCT 29 AM 11:44

Vol M98 Page 39698STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 29th day of October A.D., 1998
at 11:44 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 39698

Bernetha G. Leisch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL OR CORPORATION)KNOW ALL MEN BY THESE PRESENTS, That JAMES A. PIERCE, TRUSTEE and DOROTHY A. PIERCE,
TRUSTEE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

JAMES A. PIERCE, and DOROTHY A. PIERCE, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging
or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:LOT 8, BLOCK 8, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, IN THE
COUNTY OF KLAMATH, STATE OF OREGON.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is
lawfully seized in fee simple of the above granted premises, free from all encumbrances except

Subject to any and all easements, restrictions and covenants of record

and that 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.The true and actual consideration paid for this transfer, stated in terms of dollars, is none
*However, the actual consideration consists of or includes other property or value given or promised which is (the
whole/part of the) consideration (indicate which). (The sentence between the symbols *, if not applicable should be
deleted. See ORS 93.030.)In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes
shall be implied to make the provisions hereof apply equally to corporations and to individuals.In Witness Whereof, the grantor has executed this instrument this 26 day of October
19 98; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto
by order of its board of directors.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.James A. Pierce Trustee
JAMES A. PIERCE, TRUSTEEDorothy A. Pierce, Trustee
DOROTHY A. PIERCE, TRUSTEESTATE OF OREGON, COUNTY OF Klamath ss.THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-26, 19 98, BY JAMES A. PIERCE, TRUSTEE
and DOROTHY A. PIERCE, TRUSTEEGloria L. Gardner My commission expires: 4-22-00
Notary Public for Oregon