

70049

WARRANTY DEED

MTC 42304-KA

Vol 198 Page 42314

NOV 18 P3:32

KNOW ALL MEN BY THESE PRESENTS, that JOHN C. PEDERSEN AS TRUSTEE OF THE PEDERSEN FAMILY REVOCABLE LIVING TRUST, herein called the Grantor, for the consideration herein stated, does herein warrant grant, bargain, sell and convey unto ELWOOD EARNHART AND BARBARA D. WHITE, with the rights of survivorship, herein called the Grantee's, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 43 and the SW1/2 of Lot 44 in Block 1, TRACT NO. 1085, COUNTY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a 1991 Fuqua Mobile Home Plat # X184245.

* This instrument is a correction deed of that certain warranty deed recorded in Volume M97 at Page 31469, Microfilm Records of Klamath County, Oregon, which contained an incorrect legal description.*

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.

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

And Grantor hereby covenants to and with 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 those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$97,500.00.

In construing this deed and where the context so requires, the singular includes the plural and 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 17th day of November 1998; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Pedersen Family Revocable Living Trust

By John C. Pedersen, Trustee By-_____

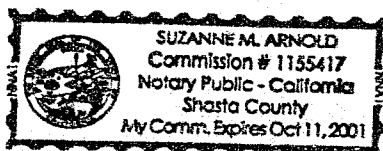
State of California
County of Shasta

Acknowledged before me on November 17, 1998, by John C. Pedersen as Trustee of the Pedersen Family Revocable Living Trust, as their voluntary act and deed.

Suzanne M. Arnold
Notary Public for California

10-11-01
My Commission expires

Elwood Earnhart and Barbara C. White
7019 Turner Court
Klamath Falls, Oregon 97603



11/25/98

RECORDED

01003

42315

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of November A.D. 19 98 at 3:32 o'clock P. M., and duly recorded in Vol. M98
of Daeds on Page 42314

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Rose

