

NS

71097

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98 DEC -9 A11:42

Vol. M98 Page 44929

James A. Pierce and etux

Grantor's Name and Address
James A. Pierce Trustee
1341 Market Street
Springfield, Oregon 97477

After recording, return to (Name, Address, Zip):
Evergreen Land Title Company
1570 Mohawk Blvd.
Springfield, Oregon 97477

Not requested otherwise, send all tax statements to (Name, Address, Zip):
James A. Pierce
1341 Market Street
Springfield, Oregon 97477

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of December, 19 98 at 11:42 o'clock A. M., and recorded in book/reel/volume No. M98 on page 44929 and/or as fee/file/instrument/microfilm/reception No. 71097, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rues, Deputy.

Fee \$30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that James A. Pierce and Dorothy A. Pierce

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James A. Pierce and Dorothy A. Pierce, Trustees of the James A. Pierce and Dorothy A. Pierce Living Trust dated April * hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

* 4, 1994

Lot 8, Block 8, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, in the county of Klamath, State of Oregon.

CODE 51 MAP 2309-1C0 TL 3000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state):
Those of record

grantor will warrant and forever defend the 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 \$ correct vesting However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this _____ day of October, 19 98; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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
James A. Pierce
Dorothy A. Pierce
Dorothy A. Pierce

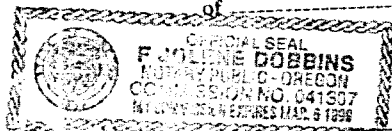
STATE OF OREGON, County of Lane) ss. 989

This instrument was acknowledged before me on Dec 4, 19 98, by James A. Pierce and Dorothy A. Pierce

This instrument was acknowledged before me on _____, 19 _____, by _____

as _____

of _____



[Signature]
Notary Public for Oregon
My commission expires 3/6/99