

1999 SEP 14 AM 11:04

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WARRANTY DEED

JUANITA R. MONEGAN, Grantor, conveys and warrants, to LEONARD E. RAINY, CANDYCE L. MONEGAN, MICHAEL C. MONEGAN and PATRICK H. MONEGAN, as tenants in common, Grantees, the following described real property situated in Klamath County, Oregon:

Lot 3 in Block 3 of Chapman Tracts, Klamath County, Oregon,
reserving to Grantor a life estate for the life of Grantor.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true and actual consideration for this conveyance is other value given or promised.

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.

Until a change is requested, all tax statements are to be sent to the following address: Leonard E. Rainy, 750 Wellington Street, Eugene, Oregon 97402.

After recording, return to James W. Kemper, Luvaas, Cobb, Richards & Fraser, P.C., 777 High Street, Suite 300, Eugene, Oregon 97401.

DATED this 9th day of Sept, 1999.

Juanita R. Monegan
JUANITA R. MONEGAN

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on the 9th day of Sept, 1999, by JUANITA R. MONEGAN, Grantor.



[Signature]
Notary Public for Oregon
My Commission Expires: _____

State of Oregon, County of Klamath
Recorded 9/14/99, at 11:04a m.
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Linda Smith,
County Clerk Fee \$ 30⁰⁰

Warranty Deed

ReT: Luvaas, Cobb, Richards & Fraser
P.O. Box 10747
Eugene, OR 97440-2747

ATTN: Julie A. Cantrell

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