



35080

After recording return to:

RANDAL A. POWELL
 90926 HILL ROAD
 SPRINGFIELD, OR 97478

Until a change is requested all tax statements shall be sent to the following address:

RANDAL A. POWELL
 90926 HILL ROAD
 SPRINGFIELD, OR 97478

Escrow No. BT055044RK

Title No. _____

WARRANTY DEED

RICHARD T. CARPENTER and DAWNETTE M. CARPENTER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RANDAL A. POWELL and REBECCA SUE POWELL, husband and wife Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

THAT PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, Klamath County, Oregon, LYING EAST OF CRESCENT LAKE ROAD - STATE HIGHWAY 429 AND NORTHERLY AND EASTERLY OF COLD CREEK.

2406-001CA-00100-00

KEY NO. 144472

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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 for this conveyance is \$ 62,000.00.

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.

Dated this _____ day of _____, _____

RICHARD T. CARPENTER

DAWNETTE M. CARPENTER

State of Oregon
 County of _____

This instrument was acknowledged before me on _____, _____ by
 RICHARD T. CARPENTER AND DAWNETTE M. CARPENTER.

 (Notary Public for Oregon)

My commission expires _____