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WARRANTY DEED

33646

AFTER RECORDING RETURN TO: CRAIG A. TRIGG JOYCE D. TRIGG 1849 ELDORADO 97601 KLAMATH FALLS, OR

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SENT TO LENDER AS DIRECTED ON TRUST DEED

JAMES R. ROLLINS AND MARLENE M. ROLLINS, EACH AS TO AN UNDIVIDED 1/2 INTEREST hereinafter called GRANTOR(S), convey(s) to CRAIG A. TRIGG AND JOYCE D. TRIGG, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 27 and the Northwesterly 25 feet of Lot 26, Block 17, ELDORADO HEIGHTS IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-2000 TL 11400

SUBJECT TO:

Regulations, including levies, liens and utility assessments 1. of the City of Klamath Falls.

Conditions, Restrictions as shown on the recorded plat of 2. Eldorado Heights.

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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$67,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

TN WITNESS WHEREOF, the grantor has executed this instrument

th s 19th day of September, 1989. Ø orkut Beull !!

uns elle MARLENE M. ROLLINS

JAMES R. ROLLINS

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STATE OF OREGON, County of KLAMATH)ss.

19 1989. September __

Bersonally, appeared the above named JAMES R. ROLLINS AND MARLENE M. ROLLINS, and acknowledged the foregoing instrument to be withelf for unitary act and deed.

Handscher Bettorel Me: Jandra S Notary Public for OREGON Not Combinestion Expires: 7-23-93

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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		of	Deeds	on Page1	7759	·,
FEE	\$13.00			Evelyn Biehn	· County Clerk	
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MARLENS R. ROLL NS

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