

21372

HTC 124-97-N

WARRANTY DEED

CONNIE G. ROSE, also known as CONNIE T.

KNOW ALL MEN BY THESE PRESENTS, That

CONNIE G. ROSE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH L. STICKLEN and GAYLE Y. STICKLEN, husband and wife, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 7, 8, 9 and 10 in Block 21, of SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 029AC 00500, 3809 029AC 00400 and 3809 029AC 00600

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed

and that 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 paid for this transfer, stated in terms of dollars, is \$ 11,000.00

In continuing this deed and where the context so requires, the singular includes the plural and all 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 11th day of October, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Connie G. Rose

STATE OF OREGON,
County of Klamath ss.
October 11, 1990

Personally appeared the above named
Connie G. Rose

and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Grantor	Connie G. Rose
Grantor's Address	3210 Cindy Circle Anderson, CA 96007
Grantee	Keith L. Sticklen and Gayle Y. Sticklen
Grantee's Address	5616 Island Klamath Falls, OR 97603
Witness	Keith L. Sticklen and Gayle Y. Sticklen
Witness's Address	5616 Island Klamath Falls, Or 97603
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STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 11th day of Oct., 1990, at 3:30 o'clock P.M., and recorded in book M90 on page 20623 or as file/reel number 21372. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *[Signature]* Deputy

Fee \$28.00