MOUNTAIN TITLE COMPANY

34274 P/C 2,743 WARRANTY DEED Vol. m91 Page 17922

KNOW ALL MEN BY THESE PRESENTS, That JAMIE O. TUCKNESS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL L. ROSE and CAROL G. ROSE, husband and wife, hereinafter called the grantee, does 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 thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 4, Block 47, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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"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 those of record and those apparent upon the land, if any, as 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 $ 39,000.00

In construing 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 3 day of SEPTEMBER, 19 91; 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.

X Jamie O Tuckness
JAMIE O. TUCKNESS

STATE OF OREGON, County of KLAMATH) ss.
SEPTEMBER 3, 19 91.

Personally appeared the above named JAMIE O. TUCKNESS

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

Before me: Mary E. Groener
Notary Public for Oregon
My commission expires: 9/18/94

OFFICIAL SEAL
MARY E. GROONER
NOTARY PUBLIC-OREGON
COMMISSION NO. 001701
MY COMMISSION EXPIRES SEP. 18, 1994

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)

JAMIE O. TUCKNESS
P.O. BOX 81
BONANZA, OR 97623
GRANTOR'S NAME AND ADDRESS

PAUL L. ROSE and CAROL G. ROSE
2450 TOTTEN
STOCKTON, CA 95205
GRANTEE'S NAME AND ADDRESS

After recording, return to:
PAUL L. ROSE and CAROL G. ROSE
2450 TOTTEN
STOCKTON, CA 95205
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
PAUL L. ROSE and CAROL G. ROSE
2450 TOTTEN
STOCKTON, CA 95205
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument was received for record on the 9th day of Sept., 19 91, at 2:53 o'clock P M., and recorded in book M91 on page 17922 or as file/reel number 34274, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mulkey Deputy

Fee $28.00

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