

K-45149

STATUTORY WARRANTY DEED
 (Individual or Corporation)

THOMAS H. ROSE, III AND IONA LEANNE ROSE,

conveys and warrants to GREGORY SCOTT HINES AND CHERYL ANN HINES, HUSBAND AND WIFE, Grantor,
 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

THE SOUTHERLY 64 FEET OF LOT 9, BLOCK 201, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

1. Subject to reservations and restrictions or record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Trust Deed, including the terms and provisions thereof, recorded June 22, 1988 in Volume M88 page 9753, Mortgage Records of Klamath County, Oregon, in favor of Town & Country Mortgage, Inc., which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH ABOVE.

The true consideration for this conveyance is \$ 21,900.16 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

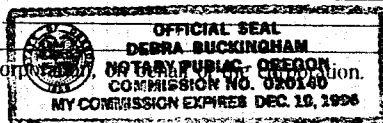
DATED this 13th day of April 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Thomas H. Rose, III
 THOMAS H. ROSE, III

Iona Leanne Rose
 IONA LEANNE ROSE

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me this 13th day of April 19 93 by Thomas H. Rose, III and Iona Leanne Rose

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____



Debora Buckingham
 Notary Public for Oregon
 My commission expires: 12-19-93

STATE OF OREGON,)ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Company
 on this 14th day of April A.D. 19 93
 at 10:38 o'clock A M. and duly recorded
 in Vol. M93 of Deeds Page 7684
 Evelyn Biehn County Clerk
 By Pauline M. Mendenhall
 Deputy.

Fee, \$30.00

After recording return to:

Mr. & Mrs. Gregory Scott Hines
 3878 Rio Vista Way
 Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

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

Mr. & Mrs. Gregory Scott Hines
 3878 Rio Vista Way
 Klamath Falls, Oregon 97603