



01-12-94A10:54 RCVD

WARRANTY DEED

#03041092

AFTER RECORDING RETURN TO:

RODERICK D. HALL

514 S. INDIANAANAHEIM, CA 92805

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARCIA T. ROSE, who acquired title as MARCIA MOORE and MARCELLUS MOORE, hereinafter called GRANTOR(S), convey(s) to RODERICK D. HALL, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 36, 37 and 38, Block 2, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33CA TAX LOT 5200
CODE 1 MAP 3809-33CA TAX LOT 5300

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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
\$50,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 5 day of January, 1994.

Marcia T. Rose
MARCIA T. ROSE

Marcellus Moore
MARCELLUS MOORE

STATE OF WASHINGTON, County of Clark) ss.

On this 5 day of January, 1994,

Personally appeared the above named MARCIA T. ROSE and MARCELLUS MOORE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Danielle Fischer

Notary Public for Washington

My Commission Expires: 10/9/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 12th day
of Jan A.D., 19 94 at 10:54 o'clock AM., and duly recorded in Vol. M94
of Deeds on Page 1153

FEE \$30.00

Evelyn Biehn - County Clerk

By Dorene Macdonald