

43560

MOUNTAIN TITLE COMPANY

26495 WARRANTY DEED

Volume 2 Page 8026

2963

KNOW ALL MEN BY THESE PRESENTS, That FRANK D. ROLLINS and DIANE ROLLINS, TRUSTEES UNDER THE ROLLINS LOVING TRUST DATED** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELDON EARL HILL, JR. and LORETTA MARIA HILL, 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 thereto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The North one-half of Lot 3 in Block 4 of ALTAHONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes in Volume 348, at page 589. Deed Records of Klamath County, Oregon. Subject to Deed (including terms and provisions) dated August 16, 1985 and recorded August 19, 1985 in Volume 348, at page 589. See ATTACHED EXHIBIT "A"

"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

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 \$ 45,000.00

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 15 day of April, 1992, 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.

STATE OF OREGON,
County of Klamath
April 15

Frank D. Rollins
DIANE ROLLINS

Frank D. Rollins
FRANK D. ROLLINS, Trustee
DIANE ROLLINS, Trustee

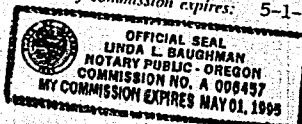
A. Page

and acknowl
to be the

**under the Rollins Loving Trust dated
July 18, 1990

Before me:

Notary Public for Oregon
My commission expires: 5-1-95



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL.)

FRANK D. ROLLINS and DIANE ROLLINS
2934 FRONT
KLAMATH FALLS, OR - 97601

ELDON EARL HILL, JR. and LORETTA MARIA HILL
2747 BISBEE
KLAMATH FALLS, OR - 97603

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2747 BISBEE
KLAMATH FALLS, OR - 97603

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____, and recorded in book _____ on page _____ or as filed number _____ of said county.
Witness my hand and seal of County _____

By _____ Recording Officer
Deputy

Klamath, State of Oregon, EXCEPTING the West 5 feet in Bisbee Street.

12964

EXHIBIT "A"

8026-A

The above Grantee does not agree to assume and to pay in full this obligation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of April A.D. 19 92 at 9:22 o'clock A.M. and duly recorded in Vol. M92 the 16th day
of Deeds
FEE \$35.00
on Page 8026
By Evelyn Biehn County Clerk
By Pauline J. Muller

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title
of April A.D. 19 94 at 1:24 o'clock P.M. and duly recorded in Vol. M 94 the 28 day
of County Lien rocket
FEE 15.00
on Page 12962
By EVELYN BIEHN County Clerk
By Annette Mueller