



89049

09-30-94P03:41 RCVD

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042304

AFTER RECORDING RETURN TO:

MARY JO PETRIE

29908 N Street  
Klamath Falls, Or 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEMARK E. ROWLAND and SARAH L. ROWLAND, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to MARY JO PETRIE,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:Lots 223 and 224, RESUBDIVISION OF SOUTHERLY PORTION OF TRACTS  
"B" AND "C", FRONTIER TRACTS, in the County of Klamath, State of  
Oregon.

Code 78, Map 3606-10CE, Tax Lot 5500

"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 Trust Deeds  
in favor of Sybil Campbell and Donald N. Caughey and Barbara A.  
Caughey, husband and wife, recorded March 23, 1988 in Book M-88,  
Page 3996 and recorded October 14, 1991 in Book M-91, Page  
21462, respectively, which Trust Deeds the Grantee herein DOES  
NOT agree to assume and pay and Grantors hold Grantee harmless  
therefrom, 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  
\$29,900.00.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 20th day of September, 1994.Mark E. Rowland  
MARK E. ROWLANDSarah L. Rowland  
SARAH L. ROWLANDSTATE OF LOUISIANA, County of East Baton Rouge ss.The foregoing instrument was acknowledged before me this 26<sup>th</sup>  
day of September, 1994, by MARK E. ROWLAND and SARAH L. ROWLAND.Before me: [Signature]

Notary Public for Louisiana

My Commission Expires: with death

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 30th day  
of Sept A.D., 19 94 at 3:41 o'clock P.M. and duly recorded in Vol. M94,  
of Deeds on Page 30751.

FEE \$30.00

Evelyn Biehn County Clerk

By [Signature]