

NA 94468 02-03-95P03:26 RCVD WARRANTY DEED Vol 195 Page 2596

KNOW ALL MEN BY THESE PRESENTS, That Robert C. DeRosier and Cynthia C. DeRosier, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by the DeRosier Family Trust UDA January 20, 1995, Robert C. DeRosier and Cynthia C. hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 13, 14 and the Westerly 2 1/2 feet of Lot 15 and the Easterly 1/2 of vacated Arlington Street adjacent of said Lot 13, all in Block 13 of Mountain View Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record

and that grantor will warrant and forever defend the 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 \$ estate planning. However, the actual consideration consists of, or includes, other property or value given or promised which is the whole consideration (indicate which): (The sentence between the symbols @, if not applicable, should be deleted. See ORS 95.030.)

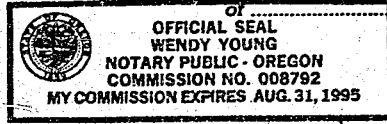
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of January, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.930.

Robert C. DeRosier Robert C. DeRosier  
Cynthia C. DeRosier Cynthia C. DeRosier

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on January 20, 1995,  
by Robert C. DeRosier and Cynthia C. DeRosier  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_



Wendy Young  
Notary Public for Oregon  
My commission expires 8-31-95

Robert C. DeRosier and Cynthia C. DeRosier  
1919 Park Avenue Klamath Falls 97601  
Grantor's Name and Address

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Grantee's Name and Address

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After recording return to (Name, Address, Zip):  
R. C. DeRosier  
1919 Park Ave.  
Klamath Falls, Oregon 97601

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Until requested otherwise send all tax statements to (Name, Address, Zip):  
Same as above

STATE OF OREGON, } ss.  
County of Klamath }  
Ore.

I certify that the within instrument was received for record on the 3rd day of Feb., 1995, at 3:26 o'clock P.M., and recorded in book/reel/volume No. M95 on page 2596 and/or as fee/file/instrument/microfilm/reception No. 94468, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
NAME TITLE  
By Pauline Mulholland Deputy.

Fee \$30.00

306