

## WARRANTY DEED

35180ms  
KNOW ALL MEN BY THESE PRESENTS, That Olive B. Puckett and Prentiss K. Puckett

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald E. Rowlett and Jean Rowlett, 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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."

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 apparent upon the land, if any, as the date of this deed

and that 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 \$ 225,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE AND THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND APPARENT UPON THE LAND, IF ANY, AS THE DATE OF THIS DEED~~

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 21st day of April, 19 95; 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, Klamath )  
County of April 21, 19 95 ss.

Personally appeared the above named \_\_\_\_\_  
Prentiss K. Puckett

Olive B. Puckett  
Olive B. Puckett

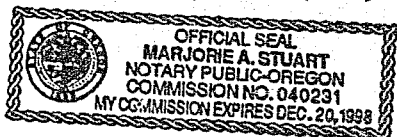
By Prentiss K. Puckett  
Prentiss K. Puckett, her attorney in fact  
Prentiss K. Puckett  
Prentiss K. Puckett

\_\_\_\_\_ and acknowledged the foregoing instrument to be his \_\_\_\_\_ voluntary act and deed.

Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires: 12/20/98



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Olive B. Puckett and Prentiss K. Puckett  
1401 Wild Plum Court  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Donald E. Rowlett and Jean Rowlett  
16799 Hwy 66  
Ashland, OR 93520  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Donald E. Rowlett and Jean Rowlett  
16799 Hwy 66  
Ashland, OR 93520  
NAME, ADDRESS, ZIP

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

Donald E. Rowlett and Jean Rowlett  
16799 Hwy 66  
Ashland, OR 93520  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 7, 8, 9 and 12 in Block 1;  
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 2;  
 Lots 7, 8, 9, 10, 11 and 12 in Block 3;  
 Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 4;  
 Lots 1, 2, 5, 6, 7, and 8 in Block 5;  
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in block 6;  
 Lots 1, 2, 5, 6, 7, 8, 11 and 12 in Block 7;  
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 8, all in vacated NOB HILL  
 ADDITION to the City of Klamath Falls, according to the official plat thereof on  
 file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all vacated streets and alleys which inurred thereto.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 21st day of April, 1995 personally appeared  
 Prentiss K. Puckett  
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
 Olive B. Puckett and  
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
 edged said instrument to be the act and deed of said principal.



Before me:

*Marjorie A. Stuart*  
 (Signature)

Marjorie A. Stuart, Notary Public

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day  
 of April A.D., 19 95 at 3:56 o'clock P M., and duly recorded in Vol. M95  
 of Deeds on Page 10227

FEE \$35.00

By *Bernetha G. Lisch*  
 Bernetha G. Lisch, County Clerk