3514

Aspen
TITLE & ESCROW, INC.

WARRANTY

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

_____ Aspen Title Co _____

on this __27th__ day of __July__ A.D., 19 __95__
at __3:45__ o'clock __P__ M. and duly recorded
in Vol. __M95__ of __Deeds__ Page __19660__.
Bernetha G. Letsch   County Clerk
By _Annette Mueller_
                     Deputy.

Fee, $30.00

ASPEN TITLE #01042910
AFTER RECORDING RETURN TO:
KAREN D. ARMSTRONG
P. O. BOX 493
KLAMATH FALLS, OR. 97601

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

NORMAN L. ROSE AND MARTHA J. ROSE, husband and wife, hereinafter
called GRANTOR(S), convey(s) to KAREN D. ARMSTRONG, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 9 and 10, Block 217, MILLS SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath State of Oregon.

Code 1, Map 3809-33DC, Tax Lots 10300 & 10400

"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, contracts and/or
liens for irrigation and/or drainage,

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
$35,000.00.

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 1st day of March, 1995.

Norman L Rose   _Martha J. Rose_
NORMAN L. ROSE   MARTHA J. ROSE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this _3rd_
day of March, 1995, by Norman L. Rose and Martha J. Rose.

Before me: _Debra Buckingham_
Notary Public for Oregon
My Commission Expires: _12.19.96_

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES DEC. 19. 1996