

4905

MTC 36005 DS

WARRANTY DEED

Vol. 1195 Page 22651

FRANK ROLLINS AND DIANE ROLLINS AS TRUSTEES OF THE
ROLLINS LOVING TRUST DATED JULY 18, 1990,

Grantor(s) hereby grant, bargain, sell and convey to
CUONG NGOC A. and TAI MY TRAN, with the rights of survivorship,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

SEE ATTACHED EXHIBIT "A"
and the 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.

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.

The true and actual consideration for this conveyance is \$ 37,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 18 day of Aug, 1995

ROLLINS LOVING TRUST DATED JULY 18, 1990

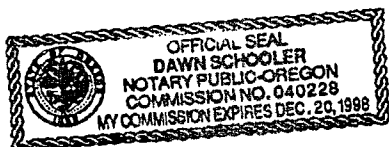
BY: Frank Rollins TRUSTEE
FRANK ROLLINS

BY: Diane Rollins TRUSTEE
DIANE ROLLINS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Aug 18 19 95
COUNTY OF Klamath

Personally appeared the above named Frank Rollins and Diane Rollins
as Trustees of the Rollins Loving Trust Dated July 18, 1990.
and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Dawn Schooler
Notary Public for Oregon
My commission expires 12/20/98

(seal)

Return to:

CUONG NGOC A.

3117 Crest
Klamath Falls, OR
97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.00 feet and North 1 degree 02' West a distance of 782.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of ALTAMONT ACRES, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 40' East a distance of 265.0 feet to a point; thence North 1 degree 02' West a distance of 94.5 feet to a point; thence South 89 degrees 40' West a distance of 265 feet to an iron pin; thence South 1 degree 02' East a distance of 94.5 feet, more or less, to the point of beginning, said tract being in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated March 2, 1989 and Recorded March 6, 1989 Volume M89, Page 3794, Microfilm Records of Klamath County, Oregon.

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of Aug 95 A.D., 19 95 at 10:52 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 22651

Bernetha G. Letsch, County Clerk

FEE \$35.00

By [Signature]