

## WARRANTY DEED

MTC 37000 HF

KNOW ALL MEN BY THESE PRESENTS, That FRANK D. ROLLINS AND DIANE ROLLINS AS TRUSTEES  
 UNDER THE ROLLINS LOVING TRUST DATED JULY 18, 1990

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_

JOANNE C. RIVERA

, 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:

Lot 401 in Block 110 of MILLS 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

## 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 those apparent upon the land, if any, as of 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 \$25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not appropriate, should be deleted. See ORS 93.030.)

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 22 day of December, 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,

County of Klamath, ss.

12/26, 19 95.

Frank D. Rollins Trustee  
 FRANK D. ROLLINS, TRUSTEE  
Diane Rollins Trustee  
 DIANE ROLLINS, TRUSTEE

Personally appeared the above named FRANK D. ROLLINS, TRUSTEE AND DIANE ROLLINS, TRUSTEE OF THE ROLLINS LOVING TRUST DATED JULY 18, 1990

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires:



STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

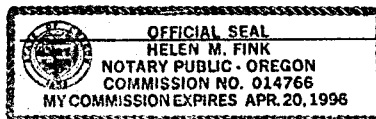
\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

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

Notary Public for Oregon \_\_\_\_\_

My commission expires: (SEAL)



TRUSTEES OF THE ROLLINS LOVING TRUST

P.O. BOX 918

KENO, OR 97627

GRANTOR'S NAME AND ADDRESS

JOANNE C. RIVERA

2126 ORCHARD AVE

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOANNE C. RIVERA

2126 ORCHARD AVE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

JOANNE C. RIVERA

2126 ORCHARD AVE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of December, 19 95, at 11:10 o'clock A. M., and recorded in book M95 on page 35175 or as file/reel number 11098,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch County Clerk

Recording Officer

Susan M. Hagg Deputy

\$30.00