

13563

96 FEB 16 AM 52

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WARRANTY DEED

Vol. M86 Page 4479

LYLE E. GREENWOOD,

Grantor(s) hereby grant, bargain, sell and convey to
PAUL L. ROSE and CAROL G. ROSE, husband and wife,
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:

TRUST DEED, subject to the terms and provisions thereof, given to secure
any indebtedness with interest thereon and such future advances as my be
provided therein, dated March 19, 1986 and recorded March 19, 1986 in
Volume M86, page 4589 in the Microfilm Records of Klamath County, Oregon
wherein the beneficiary is Klamath First Federal Savings and Loan
Association.

THE GRANTEES HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND THE
GRANTORS HEREIN SHALL SAVE THE GRANTEES HEREIN HARMLESS THEREFROM.

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 61 Bly, OR 97622

Dated this 14th day of Feb, 1996

Lyle E. Greenwood
LYLE E. GREENWOOD

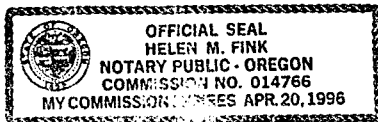
NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. February 14, 19 96

Personally appeared the above named _____

*** LYLE E. GREENWOOD***

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Helen M. Fink

Notary Public for OREGONMy commission expires 4/20/96

(seal)

Return to:

PAUL L. ROSE

PO Box 61

Bly OR 97622

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point South 89 degrees 26' 10" West along the Southerly line of Section 1, 439.00 feet from the South quarter corner of said Section 1; thence continuing South 89 degrees 26' 10" West along the South line of Section 1, a distance of 870.55 feet to the 1/16 corner of said Section 1; thence South 89 degrees 26' 10" West along the South line of said Section 1, a distance of 60.88 feet to a point on the Easterly line of Fishhole Creek Road; thence North 06 degrees 47' 12" West along the Easterly line of Fishhole Road a distance of 898.47 feet; thence East parallel to the South line of Section 1; a distance of 1,037.56 feet to a point; thence South 883.00 feet to the point of beginning.

TOGETHER WITH 1973 PRINCETON MOBILE HOME with License plate #X129920 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Feb A.D., 19 96 at 11:52 o'clock A M., and duly recorded in Vol. 16th day
of Deeds on Page 4479

FEE \$35.00

By Bernetha G. Leisch County Clerk