

J. STEVE ROSE and TIFFANY ROSE, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
STEVEN N. WILCOX and CRISELDA HERON, 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:

LOT 15 IN BLOCK 2 OF TRACT 1096 - AMERICANA, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

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:  
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 \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5572 RED FERN LANE, KLAMATH FALLS, OR 97603

Dated this 26<sup>TH</sup> day of MARCH, 1996

[Signature]  
STEVE ROSE

[Signature]  
TIFFANY ROSE

NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

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

Before me:

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

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT37331-KR

Return to:

STEVEN N. WILCOX  
5572 RED FERN LANE  
KLAMATH FALLS, OR 97603

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of

CA

County of

MONTEREY

On

3.26.96

before me,

MONIQUE EDRALIN, "NOTARY PUBLIC"

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Date

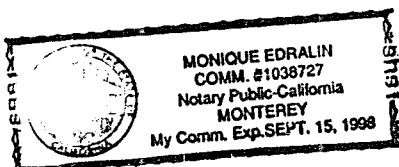
personally appeared

J. STEVE ROSE &amp; TIFFANY ROSE

Name(s) of Signer(s)

☐ personally known to me - OR - ☒

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

WARRANTY DEED

Document Date:

3.26.96

Number of Pages:

2 of 2

Signer(s) Other Than Named Above:

NO OTHER SIGNERS

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Individual

☐ Corporate Officer

Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

☐ Individual

☐ Corporate Officer

Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of March

A.D., 19 96  
of Deeds

AmeriTitle Co

at 11:01 o'clock

A.M., and duly recorded in Vol.

29th

day

on Page

8797

Bernetha G. Letsch, County Clerk

By

FEE \$35.00