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WTC 38320DS

## WARRANTY DEED

Vol M96 Page 18550

LOUIS JOSEPH and ERCIL L. JOSEPH, also known as  
 LOUIS R. JOSEPH and ERCIL JOSEPH, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 GLEN W. ROSENOW and RUTH E. ROSENOW, as tenants by the entirety,  
 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 10 in Block 2 of WILLIAMSON RIVER ESTATES, according to the official  
 plat on file in the office of the County Clerk of Klamath County, Oregon.  
 TOGETHER WITH the non-exclusive easement for walkway purposes and boat  
 docking over and on the strip of land lying between said Lot and the  
 Williamson River.

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 \$ 7,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 1422 KIMBERLY DR., KLAMATH FALLS, OR 97601

Dated this 16 day of June, 1996.

  
 LOUIS R. JOSEPH

  
 ERCIL JOSEPH

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Alameda

SS.

June 16

19 96

Personally appeared the above named Louis R. Joseph & Eric L. Joseph

and acknowledged the foregoing instrument to be their voluntary act.



Before me:



Notary Public for California

My commission expires 12-1-98

(seal)

STATE OF OREGON,  
 County of Klamath SS.

ESCROW NO. MT38320-DS

Return to:  
 GLEN W. ROSENOW  
 1422 KIMBERLY DR.  
 KLAMATH FALLS, OR 97601

Filed for record at request of:

AmeriTitle

on this 21st day of June A.D. 1996  
 at 2:47 o'clock PM. and duly recorded  
 in Vol. M96 of Deeds Page 18550

Bernetha G Letsch, County Clerk

By



Deputy.

Fee, \$30.00