

Aspen Title #01044658

## WARRANTY DEED

MELVIN G. ROGERS and LOIS KAREN ROGERS, husband and wife, Grantors, convey and warrant to TAMMY S. LUCAS, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, State of Oregon:

Lot 16, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: (1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. (2) Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Hot Springs Addition to the City of Klamath Falls.

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 \$44,000.

Unless a change is requested, all tax statements shall be sent to Grantee at the following address: 1111 Alameda Ave., Klamath Falls, Oregon 97601.

DATED this 21st day of June, 1996.

Melvin G. Rogers  
Melvin G. Rogers

Lois Karen Rogers  
Lois Karen Rogers

STATE OF OREGON )  
County of Klamath ) ss.

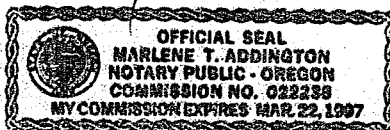
On this 21st day of June, 1996, personally appeared the above named MELVIN G. ROGERS and LOIS KAREN ROGERS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington  
NOTARY PUBLIC FOR OREGON

Code 1  
Tax Lot 200, Key No. 303120

RECORD AND RETURN TO:

Tammy S. Lucas  
1111 Alameda  
Klamath Falls, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day of June A.D., 19 96 at 3:46 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 18599

FEE \$30.00

By Bernetha G. Letsch, County Clerk

1 - WARRANTY DEED