

20098

96 JUL -5 AM:13

WARRANTY DEED

Vol. M96 Page 20013

HTC 38465MS

JACK L. ROOKSTOOL,

Grantor(s) hereby grant, bargain, sell and convey to:

GORDON L. WOLFE,

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 7, WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KIAMATH 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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11871 Hwy 66, Ashland, OR 97520

Dated this 3rd day of July 1996

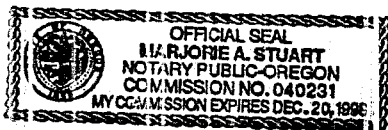
JACK L. ROOKSTOOL

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. July 3 19 96

Personally appeared the above named JACK L. ROOKSTOOL

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Notary Public for OregonMy commission expires 12/20/98

(seal)

SCROW NO. HT38465-MS

Return to:

Gordon L. Wolfe
11871 Hwy 66
Ashland, OR 97520

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Asper Title the 5th day
of July A.D., 1996 at 11:13 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 20013

FEE \$30.00

By Bernetha G. Letsch

Bernetha G. Letsch, County Clerk