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96 JUL 17 AM 57

MTC 38478 KR

WARRANTY DEED Vol. M96 Page 21334

DENNIS LEROY ROSE, SR. and SUSAN JANE ROSE, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JOHN P. KAYS and REBECCA R. KAYS, 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:

Lot 9 in Block 9 of TRACT NO. 1016, GREEN ACRES, 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 \$ 90,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2320 BRIARWOOD LANE, KLAMATH FALLS, OR 97601

Dated this 16th day of July, 19 96

Dennis Leroy Rose Sr.
 DENNIS LEROY ROSE, SR.

Susan Jane Rose
 SUSAN JANE ROSE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATH

SS.

July19 96

Personally appeared the above named

DENNIS LEROY ROSE, SR. and SUSAN JANE ROSE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99

ESCROW NO. MT38478-KR

Return to:

JOHN P. KAYS
 2320 BRIARWOOD LANE
 KLAMATH FALLS, OR 97601

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 17th day of July A.D., 19 96
 at 11:57 o'clock AM and duly recorded
 in Vol. M96 of Deeds Page 21334

Bernetha G Letsch, County Clerk

By

Cherry Russell

Deputy.

Fee, \$30.00