



STATUTORY WARRANTY DEED
(Individual or Corporation)
K-49551-S

MIKE G. ISAAC AND MARLENE J. ISAAC

conveys and warrants to PAUL L. ROSE AND CAROL G. ROSE, HUSBAND AND WIFE . Grantor.

the following described real property in the County of KLAMATH and State of Oregon. . Grantee.

See Exhibit "A" for Legal Description.

96 AUG -2 P 3:23

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 9,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 22nd day of July 19 96 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Mike G. Isaac

MIKE G. ISAAC

Marlene J. Isaac

MARLENE J. ISAAC

STATE of CALIFORNIA
COUNTY of RIVERSIDE
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this 25th day of July 19 96 by MIKE G. ISAAC AND MARLENE J. ISAAC

Lucien J. La Croix Sr.

Notary Public for Oregon

My commission expires: 01-15-98

After recording return to:

PAUL L AND CAROL G ROSE
P.O. BOX 61
BLY OR 97622

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME

NAME, ADDRESS, ZIP

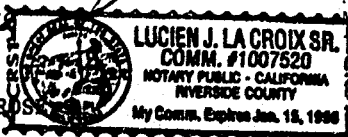
CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and by _____ of _____ a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____



THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

23671

Description

The following described real property situate in Klamath County, Oregon:

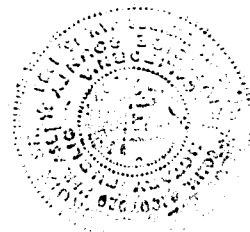
Parcel 1: A parcel of land situated in the S $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Section 1; thence East 391.69 feet to an iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence in a Northwesterly direction along said Southerly line of the Klamath Falls-Lakeview Highway a distance of 2176.54 feet to an iron pin; thence South parallel to the East line of said Section 1, 882.85 feet to an iron pin on the South line of Section 1; thence East along said South line, 1608.33 feet to the point of beginning.

Parcel 2: That portion of Government Lot 7 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) lying Southwesterly of the Klamath Falls-Lakeview Highway in Section 6, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED July 17, 1989, in Volume M89 page 12963, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF DONALD V. NONELLA AND BARBARA J. NONELLA, WHICH TRUST DEED GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 2nd day
of July A.D., 19 96 at 3:23 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 23670.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]