

CT TITLE NO. 39296
 ESCROW NO. EU96-7588
 TAX ACCT. NO. 3606-017D0-05100



WARRANTY DEED -- STATUTORY FORM

IONA M. MCCAILESTER, Grantor,

conveys and warrants to

JOHN R. RASMUSSEN and MARY C. RASMUSSEN, husband and wife, Grantees,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 16 in Block 7 of TRACT NO. 1017 MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

Except the following encumbrances:

1996/97 TAXES, A LIEN NOT YET PAYABLE, RIGHT OF WAY, EASEMENT, TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT FOR ROADWAY AND TELEPHONE TRANSMISSION LINE, RESERVATIONS AND RESTRICTIONS AS CONTAINED IN PLAT DEDICATION OF MOUNTAIN LAKE HOMESITES AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

The true consideration for this conveyance is \$13,600.00.

Dated this 19 day of Sept, 1996.

Iona M. McCalester
 IONA M. MCCAILESTER

STATE OF OREGON, County of Oregon ss.

This instrument was acknowledged before me on 9-19, 1996,
 by IONA M. MCCAILESTER

Helen A. Cole
 Notary Public for Oregon Oregon
 My commission expires: 5-24-2000
IONA M. MCCAILESTER
810 SO. HALE STREET
STILLWATER, OR 97474
 GRANTOR'S NAME AND ADDRESS

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

JOHN R. RASMUSSEN
5155 NECTAR WAY
EUGENE, OR 97405
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 CASCADE TITLE CO.
 811 WILLAMETTE
 EUGENE, OR 97401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
 of Sept. A.D. 1996 at 11:50 o'clock A.M., and duly recorded in Vol. M96
 of Deeds on Page 30039

FEE
 \$30.00

Bernetha G. Letsch
 By Kathleen Ross County Clerk

96 SEP 23 AM 1:50