

WARRANTY DEED

PATRICIA ROST, JANICE MARION, LINDA KLAUITTER AND JOHN ROST, EACH TO AN UNDIVIDED 1/4 INTEREST,

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

LYNN E. DALLAS,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 28271 CHAPMAN ROAD, SCAPPOOSE, OR 97056

Dated this 22 day of August, 1996.

Patricia Rost
PATRICIA ROST

Janice Marion
JANICE MARION

Linda Klawitter
LINDA KLAUITTER

John Rost
JOHN ROST

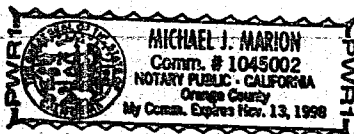
NOTARY ACKNOWLEDGEMENT

STATE OF California SS. 8-22 19 96

COUNTY OF Orange

Personally appeared the above named Patricia Rost
and Linda Klawitter

and acknowledged the foregoing instrument to be _____ voluntary act.



Before me:

Michael J. Marion
Notary Public for _____

My commission expires 11-13-98

(seal)

ESCROW NO. MT38849-MS

Return to:

LYNN E. DALLAS
28271 CHAPMAN ROAD
SCAPPOOSE, OR 97056

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of ORANGEOn AUGUST 28, 1996 before me, GARY L. MYERS, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared JANICE MARION
NAME(S) OF SIGNER(S)

☐ personally known to me ~~OR~~ - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

ONE

NUMBER OF PAGES

AUGUST 22, 1996

DATE OF DOCUMENT

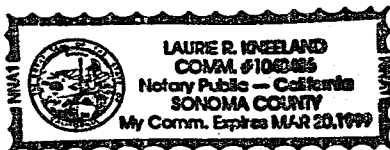
JOHN ROSEPATRICIA ROSE, LINDA KUHNTER

SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of SONOMAOn September 16th 1996 before me, LAURE R. WHEELAND - Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared JOHN ROSE
Name(s) of Signer(s)

- ☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

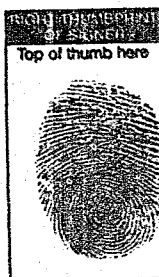
Title or Type of Document: GUARANTEE DEEDDocument Date: 8-22-96 Number of Pages: 1Signer(s) Other Than Named Above: BARBARA ROSE, JAMIE MARLIN, LINDA KLAUTHER

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOHN ROSE

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

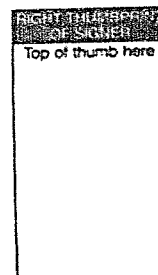


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

A parcel of land situated in the SW1/4 NE1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod marking the center-North 1/6 corner of Section 15 bears South 89 degrees 25' 20" West 30.00 feet; thence North 89 degrees 25' 20" East 454.01 feet to a 1/2" iron rod; thence West 453.97 feet to a 1/2" iron rod; thence north 581.07 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of Sept. A.D., 19 96 at 11:51 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 30237.

Bernetha G. Letsch County Clerk

By

Karlson Ross

FEE \$45.00