



'96 OCT -4 P3:37

STATE OF OREGON,
County of Klamath ss.
WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045076
AFTER RECORDING RETURN TO:

ROGER W. TOBIAS

ELLEN L. TOBIAS

2927 Bisbee
Klamath Falls, OR 97601

Aspen Title & Escrow
on this 4th day of October A.D., 19 96
at 3:37 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 31669

Bernetha G. Letsch County Clerk

By Kathleen Ross

Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE

ROBERT L. TROST AND JOLENE TROST, hereinafter called
GRANTOR(S), convey(s) to ROGER W. TOBIAS AND ELLEN L. TOBIAS,
HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real
property situated in the County of , State of Oregon, described
as:

Lot 763, Block 117, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TAX LOT 9000

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawful claim the same, except as shown above.

The true and actual consideration for this transfer is
\$57,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of October, 1996.

x Robert L. Trost
ROBERT L. TROST

x Jolene Trost
JOLENE TROST

STATE OF OREGON, County of Polk)ss

On October 3rd, 1996, personally appeared ROBERT L. TROST AND
JOLENE TROST who acknowledged the foregoing instrument to be
their voluntary act and deed.

Marlene Zentz
Notary Public for Oregon
My Commission Expires: 7-23-99

