

'96 NOV -4 P3:52



WARRANTY DEED

ATC NO 03045451
AFTER RECORDING RETURN TO:
DONNA B. ROGERS
529 NORTH 5TH STREET
KLAMATH FALLS, OR. 97601

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

STEVEN J. PETTIT AND LEE ANN C. PETTIT, HUSBAND AND WIFE,
hereinafter called GRANTOR(S), convey(s) to DONNA B. ROGERS,
hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

nl

"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
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$77,000.00.

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 November, 1996.

Steven J. Pettit
STEVEN J. PETTIT

Lee Ann C. Pettit
LEE ANN C. PETTIT

STATE OF OREGON, County of Klamath)ss.

On November 4, 1996, personally appeared STEVEN J. PETTIT
AND LEE ANN C. PETTIT who acknowledged the foregoing instrument
to be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: 8/15/2000.

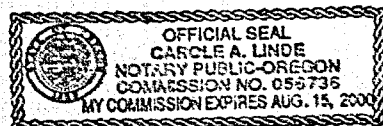


EXHIBIT "A"

A portion of Lots 4 and 5, Block 43, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwesterly corner of Lot 5, Block 43, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly along the Southerly line of Lincoln Street to the Northeasterly corner of Lot 4 of said Block 43; thence Southeasterly at right angles to Lincoln Street and along the Easterly line of said Lot 4, 55 feet; thence Southwesterly and parallel with the Southerly line of Lincoln Street to the Westerly line of said Lot 5; thence Northwesterly along the Westerly line of said Lot 5, 55 feet to the place of beginning.

CODE 1 MAP 3809-328A TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day of November A.D., 1996 at 3:52 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 34816.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Bernetha Letsch