

WARRANTY DEED

MT40034 KR
FRANK D. ROLLINS AND DIANE ROLLINS, TRUSTEES UNDER THE ROLLINS LOVING TRUST
DATED JULY 26, 1990,

Grantor(s) hereby grant, bargain, sell and convey to:
ROGER A. JONES and ELEANORA F. JONES, husband and wife,
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:

LOT 12, BLOCK 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 49,950.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1530 MAGNOLIA, MEDFORD, OR 97501

Dated this 27th day of NOVEMBER, 1996

THE ROLLINS LOVING TRUST

X BY: Frank D. Rollins TRUSTEE
FRANK D. ROLLINS

X BY: Diane Rollins TRUSTEE
DIANE ROLLINS

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on NOVEMBER, 1996

by FRANK D. ROLLINS and DIANE ROLLINS

as TRUSTEES

of THE ROLLINS LOVING TRUST DATED JULY 26, 1990

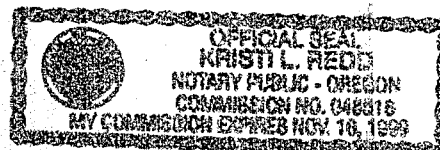
Kristi L. Reed
Notary Public of OREGON

My commission expires 11/16/99

ESCROW NO. MT40034-KR

Return to:

ROGER A. JONES
1530 MAGNOLIA
MEDFORD, OR 97501



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amarititle the 27th day
of November A.D., 19 96 at 3:51 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 37408

FEE \$30.00

Bernatha G. Letsch, County Clerk

By Kathleen Reed