

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.

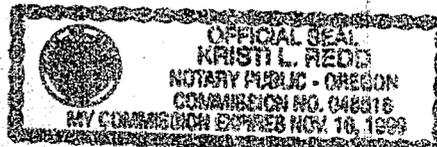
This instrument was acknowledged before me on NOVEMBER, 1996 by FRANK D. ROLLINS and DIANE ROLLINS as TRUSTEES

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

96 NOV 27 P3:51