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MTC 3044111

WARRANTY DEED

Vol. 1796 Page 38139

FRANK D. ROLLINS AND DIANE ROLLINS, TRUSTEES OF
THE ROLLINS LOVING TRUST DATED JULY 18, 1990.,

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

JOSEPH J. CARSON and SUZANNE W. CARSON, husband and wife,

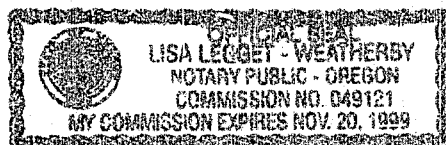
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:Lots 1 and 2 in Block 4 of LENOX, according to the official plat thereof
on file in the office 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 \$ 39,995.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2230 W. 27th Ave. Eugene, OR 97405

Dated this 5th day of December 19 96

THE ROLLINS LOVING TRUST

BY: Frank D. Rollins TRUSTEE
FRANK D. ROLLINSBY: Diane Rollins TRUSTEE
DIANE ROLLINSSTATE OF Oregon
COUNTY OF KlamathSS. December 5 19 96Personally appeared the above named Frank D. Rollins and Diane
Rollins as Trustees of the Rollins Loving Trust
and acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

Lisa Leggett-WeatheringNotary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT39949-LW

Return to:

JOSEPH J. CARSON
2230 W. 27th Ave.
Eugene, OR 97405

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day
of December A.D., 1996 at 11:22 o'clock A.M., and duly recorded in Vol. 1796
of Deeds on Page 38139.

FEE \$30.00

Bernetha G. Letsch County Clerk
By Hutton Ross

96 DEC -6 AM 12:22