

35892

97 APR 11 P3:32

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Aspen
TITLE & ESCROW, INC.

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.
Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046121
AFTER RECORDING RETURN TO:
TIMOTHY L. ROGERS
GENEVA K. ROGERS
812 Susan Street
Patterson, CA 95363

Aspen Title & Escrow
on this 11th day of April A.D., 1997
at 3:32 o'clock P. M. and duly recorded
in Vol. 1797 of Deeds Page 10888
Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS Fee. \$30.00
SAME AS ABOVE

By Keith Ben Wiseman Deputy

KEITH BEN WISEMAN, hereinafter called GRANTOR(S), convey(s) to
TIMOTHY L. ROGERS AND GENEVA K. ROGERS, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 3, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 1, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-14A0 TAX LOT 1400

"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
\$3,500.00.

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 April, 1997

Keith Ben Wiseman
KEITH BEN WISEMAN

STATE OF OREGON, County of Klamath)ss.

On April 8th, 1997, personally appeared KEITH BEN WISEMAN who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Angie Vaughan
Notary Public for Oregon
My Commission Expires: 1-5-2001

