

37770

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Aspen Title #01045990

'97 May 15 P3:56

GRANTOR:

Rogue Partners Limited Partnership
2487 Crater Lake Highway
P.O. Box 4686
Medford, OR 97501

GRANTEE:

James Lewis
1900 Tiffany
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

James Lewis
1900 Tiffany
Klamath Falls, OR
97603

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

James Lewis
1900 Tiffany
Klamath Falls, OR
97603

WARRANTY DEED--STATUTORY FORM

Rogue Partners Limited Partnership, an Oregon limited partnership ("Grantor"), conveys and warrants to James Lewis, an individual ("Grantee"), the real property described as follows:

See Exhibit "A" attached hereto and incorporated as if fully set forth herein (the "Property")

free of encumbrances, except the following: all zoning ordinances, building restrictions, assessments, special assessments, covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

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In addition to conveyance of the real property described herein, execution of this deed shall also release any and all interest of the Grantor under that certain lease dated December 23, 1965 between Melvin W. McCollum and Curtis O. Baney, and disclosed by assignment of lease recorded August 22, 1985 in Book M-85, Page 13287, Klamath County microfilm records.

The true consideration for this conveyance is \$15,780.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

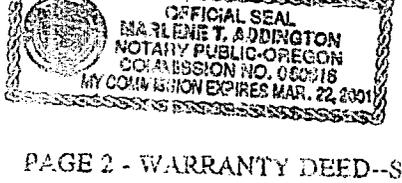
Dated the 25th day of April, 1997.

GRANTOR:
Rogue Partners Limited Partnership
By Rogue Regency Inc. General Partner
By: [Signature]
Scott M. McCollum, Secretary

STATE OF OREGON)
County of Klamath) ss.
[Signature]
Notary Public

BE IT REMEMBERED. That on this 25th day of April, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named SCOTT M. MCCOLLUM, known to me to be the identical individual who executed the foregoing instrument as Secretary of Rogue Partners Limited Partnership, and acknowledged to me that he executed the same freely and voluntarily as Secretary of said Rogue Partners Limited Partnership for the use and purpose therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]
Notary Public for Oregon
My Commission Expires: 3-22-01

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EXHIBIT "A"

Lots 16 and 20 in Block 4 of Canal Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day of May A.D., 19 97 at 3:58 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 15027

Bernetha G. Letsch, County Clerk

FEE \$40.00

by Hortlin Kozel