

40770

WARRANTY DEED

Vol. 1797 Page 21499

JAMES T. ROOKS and AMY L. ROOKS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

TERESA ANN FITZGERALD,

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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

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 \$ 86,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2015 GETTLE STREET, KLAMATH FALLS, OR 97603

Dated this 8 day of July, 1997.

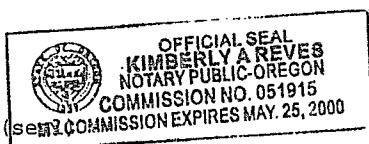
James T. Rooks  
JAMES T. ROOKS

Amy L. Rooks  
AMY L. ROOKS

STATE OF OREGON SS. July 8 19 97  
COUNTY OF KLAMATH

Personally appeared the above named JAMES T. ROOKS AND  
AMY L. ROOKS

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Kimberly A. Reves  
Notary Public for Oregon  
My commission expires 5/25/2000

ESCROW NO. MT41697-KA

Return to:  
TERESA ANN FITZGERALD  
2015 GETTLE STREET  
KLAMATH FALLS, OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the East half of West half of West half of Southeast quarter of Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 88 degrees 57' East 330.02 feet from the Southwest corner of said Southeast quarter of Northwest quarter; thence North 0 degrees 35' West 1,188.80 feet along the East line of the East half of West half of Southeast quarter of Northwest quarter of said Section to a point, which said point is the true point of beginning of this description; thence continuing North 0 degrees 35' West along said East line a distance of 75 feet; thence South 89 degrees 25' West a distance of 135 feet to a point; thence South 0 degrees 35' East a distance of 75 feet; thence North 89 degrees 25' East 135 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day  
of July A.D., 19 97 at 3:26 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 21499.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Radwin Ross