

44452

MTC 42408-KA
WARRANTY DEED Vol. M97 Page 28650

ROBERT JOHN BUEL and KAREN KAY BUEL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

JACK L. ROOKSTOOL,

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:

The North 75 feet of Lot 11, Block 4, FIRST ADDITION TO TONATEE HOMES,
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 \$ 57,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 4745 South Sixth Street, Klamath Falls, OR 97603

Dated this 28th day of August, 19 97.

Robert John Buel
ROBERT JOHN BUEL

Karen Kay Buel
KAREN KAY BUEL

STATE OF OREGON

SS. August 28 19 97

COUNTY OF KLAMATH Jackson

Personally appeared the above named ROBERT JOHN BUEL AND
KAREN KAY BUEL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Pam Lawrence
Notary Public for Oregon
My commission expires 6-3-2000

ESCROW NO. MT42408-KA

Return to:

JACK L. ROOKSTOOL
4745 South Sixth Street
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 29th day of August A.D., 1997
at 3:50 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 28650

Bernetha G. Leisch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.