

45007

97 SEP 11 AIO:42

Vol. M97 Page 29728

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046615

AFTER RECORDING RETURN TO:
ELNORA N. APPUHN
1039 Merryman Street
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CHARLES R. ROTE and DOROTHY ANN ROTE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ELNORA N. APPUHN,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, and State of Oregon described as:

Lot 94, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

Code 1, Map 3609-34CB Tax Lot 900

EXA. "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
\$85,000.00.

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 5th day of September 1997.

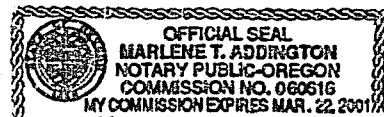
Charles R. Rote
CHARLES R. ROTE

Dorothy Ann Rote
DOROTHY ANN ROTE

STATE OF OREGON, County of Klamath)ss.

On September 5, 1997, personally appeared Dorothy Ann Rote
and Charles R. Rote, who acknowledged the foregoing instrument
to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of September A.D., 19 97 at 10:42 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 29728.

FEE \$30.00

By Bernetha G. Letch, County Clerk
Kathleen Ross