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OCT 17 P2:00

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STATUTORY WARRANTY DEED

FRANKLIN D. ROSE AND MARILYN W. ROSE

conveys and warrants to JAMES MCCLURE AND SANDRA MCCLURE, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
LOT 4 AND THE WESTERLY 25 FEET OF LOT 3 IN BLOCK 19, NORTH KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 75,000.00 (Here comply with the requirements of ORS 93.030)Dated this 07 day of October 13 19 97

Franklin D. Rose
FRANKLIN D. ROSE

Marilyn W. Rose
MARILYN W. ROSE

STATE OF OREGON
County of Marion } ss.

BE IT REMEMBERED, That on this 13 day of October 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named FRANKLIN D. ROSE AND MARILYN W. ROSE

known to me to be the identical individual s. described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

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



Linda R. Brack
Notary Public for Oregon.
My Commission expires 3/11/2001

Title Order No. K-51322Escrow No. K51322D

After recording return to:

JAMES C. MCCLURE300 LOWELL STREETKLAMATH FALLS OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address:

JAMES C. MCCLURE300 LOWELL STREETKLAMATH FALLS OR 97601

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 17th day of October A.D., 1997at 2:06 clock P. M. and duly recordedin Vol. M97 of Deeds Page 34244

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fees \$30.00 Deputy.