



'97 NOV 14 AM 12:29

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 02046929

AFTER RECORDING RETURN TO:
Mr. and Mrs. Joshua E. Mattox
4910 Darwin Place
Klamath Falls, OR. 97603

Aspen Title & Escrow
on this 14th day of November A.D., 1997
at 11:29 o'clock A. M. and duly recorded
in Vol. 1997 of Deeds Page 37580

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00

Deputy

BRUCE D. ROSS, hereinafter called GRANTOR(S), convey(s) and
warrants to JOSHUA E. MATTOX and ANGELA M. MATTOX, husband and
wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 16 in Block 5 of Tract No. 1078, SECOND ADDITION TO KELENE
GARDENS, in the County of Klamath, State of Oregon.

Code 41, Map 3909-15A, Tax Lot 11300

ITEM "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, 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
\$80,000.00.

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 13th day of November, 1997.

Bruce D. Ross
BRUCE D. ROSS

STATE OF OREGON, County of Klamath)ss.

On November 13, 1997, personally appeared the above named Bruce
D. Ross and acknowledged the foregoing instrument to be his
voluntary act and deed.

Before me: W. Darlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

