



51776

'98 JAN 16 P3:53

Vol. M98 Page 1601ATC 0204710 | STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
DIANNE M. SHELDON
515 S. BROAD STREET
KLAMATH FALLS, OREGON 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEAspen Title & Escrow
on this 16th day of January A.D., 1998
at 3:53 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 1601
Bernetha G. Letsch, County ClerkBy Kathleen Rose
Fee, \$30.00 DeputyROGUE PARTNERS LIMITED PARTNERSHIP, AN OREGON LIMITED
PARTNERSHIP hereinafter called GRANTOR(S), convey(s) and
warrants to DIANNE M. SHELDON, hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:LOTS 11, 12, 13, AND 14, BLOCK 206, MILLS SECOND ADDITION TO THE
CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

CODE 1 MAP 3809-330C TL 14300 & 14400

"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
\$30,000.00.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 14 day of JANUARY 1998.ROGUE PARTNERS LIMITED PARTNERSHIP
an Oregon limited partnershipScott McCollum
Title Partner

STATE OF OREGON, County of Klamath)ss.

On January 14, 1998, personally appeared Scott McCollum as
Partner on behalf of Rogue Partners Limited
Partnership, an Oregon limited partnership.Dena Larimer
Notary Public for Oregon
My Commission Expires: Nov. 19, 2001