

98 JAN 20 AM 10:30



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ATC #03047095
AFTER RECORDING RETURN TO:
DENNIS & LINDA ROBERTS
3917 CORONADO AVENUE
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 20th day of January A.D., 1998
at 11:30 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 1641

Bernetha G. Letsch, County Clerk

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

By Kathleen Rose
Fec. \$30.00 Deputy

ROSE NOREEN TIBBET AND JAMES W. TIBBET, hereinafter called
GRANTOR(S), convey(s) and warrants to DENNIS L. ROBERTS AND
LINDA S. ROBERTS, hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 1, Block 7, SECOND ADDITION TO SUNSET VILLAGE, in the
County of Klamath, State of Oregon.

CODE 41 MAP 3909-12CB TL 900

"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
\$122,000.00.

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 20th day of January, 1998.

Rose Noreen Tibbet
ROSE NOREEN TIBBET

James W. Tibbet
JAMES W. TIBBET

STATE OF OREGON, County of Klamath)ss.

On January 20, 1998, personally appeared ROSE NOREEN TIBBET AND
JAMES W. TIBBET who acknowledged the foregoing instrument to
be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

