

54790

MTC 43780-KR

WARRANTY DEED Vol. 1198 Page 8520

JACK ROOKSTOOL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES L. SKINNER,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The East 50 feet of the West 150 feet of Lots 7 and 8, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5966 DELAWARE AVENUE, KLAMATH FALLS, OR 97603

Dated this 13th day of MARCH, 1998

Jack Rookstool
JACK ROOKSTOOL

STATE OF OREGONSS. MARCH19 (8)COUNTY OF KLAMATH

Personally appeared the above named JACK ROOKSTOOL

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT43780-KR

Return to:

JAMES L. SKINNER
5966 DELAWARE AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 17th day of March A.D., 1998
at 3:29 o'clock P.M. and duly recorded
in Vol. 1198 of Deeds Page 8520

Bernetha G. Leisch, County Clerk

By Kathleen Rosa
Fee, \$30.00

Deputy.