

55775

MTC 44264-MS
WARRANTY DEEDVol. M98 Page 10945

FRANCIS M. ROSA,

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

JOHN T. POSTLES and KIMBERLY S. POSTLES, as tenants by the entirety,

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:

LOTS 14 AND 15 IN BLOCK 26 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 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:

SUBJECT TO: Real Property Taxes, plus interest, for the fiscal years 1995-1996, 1996-1997 and 1997-1998 for Key No.: 460138 Account No.: 3811-004A0-02400; and Trust Deed dated October 21, 1991 and recorded October 22, 1991 in Volume M91, page 22126, Microfilm Records of Klamath County, Oregon in favor of The Estate of Trudy Watkins, deceased who subsequently assigned their interest to Pearl S. Watkins, as Beneficiary which the above named Grantees DO NOT agree to assume nor pay and the Grantor named above agrees to hold the Grantees harmless therefrom.

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 \$ 55,000.00.

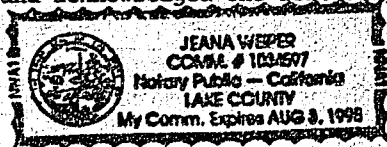
Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 836, KENO, OR 97627

Dated this 2 day of April, 1998.

Francis M. Rosa
FRANCIS M. ROSA

STATE OF CaliforniaSS. April 2 1998COUNTY OF LakePersonally appeared the above named Francis M. Rosa

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Jeana Weper
Notary Public for County Lake
My commission expires 8/3/98

ESCROW NO. MT44264-MS

Return to:

JOHN T. POSTLES
PO BOX 836
KENO, OR 97627

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 3rd day of April A.D., 1998
at 3:34 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 10945

Bernetha G. Letsch, County Clerk

By Kathleen Rosa
Fee, \$30.00 Deputy.

98 APR -3 P 3:34

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Recording date April 3, 1998

Missing Document #55776