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98 APR 15 AM 1:17

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STATE OF OREGON,  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC #02047409

AFTER RECORDING RETURN TO:  
ROGER L. OLSON  
KARLA P. OLSON  
8603 ROCKING HORSE LANE  
KLAMATH FALLS, OREGON 97603

Aspen Title & Escrow  
on this 15th day of April A.D., 1998  
at 11:17 o'clock A.M. and duly recorded  
in Vol. M98 of Deeds Page 12347

Bernetha G. Letsch, County Clerk

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

By Kathleen Rose  
Fee, \$30.00 Deputy

JOSEPH WERLINGER JR. and LAURIE PEACORE husband and wife ,  
hereinafter called GRANTOR(S), convey(s) and warrants to ROGER  
L. OLSON and KARLA P. OLSON husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

LOT 13, BLOCK 1, TRACT 1099, ROLLING HILLS, IN THE COUNTY OF  
KLAMATH, STATE OF OREGON.

CODE 170 MAP 3910-19A0 TL 1300

"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  
\$166,000.00.

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 14th day of April 1998.

Joseph Werlinger Jr.  
JOSEPH WERLINGER JR.

Laurie Peacore  
LAURIE PEACORE

STATE OF OREGON, County of Klamath)ss.

On April 14, 1998, personally appeared JOSEPH WERLINGER JR.  
and LAURIE PEACORE who acknowledged the foregoing instrument to  
be THEIR voluntary act and deed.

[Signature]  
Notary Public for OREGON  
My Commission Expires: MAY 31, 1998

