

57906

WARRANTY DEED of 4/28/98 Page 15781
MTC 44371-MS

CHRIS M. ROWAN,

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

CHRIS M. ROWAN and KAREN SUE ROWAN, husband and wife,

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:

TRACT 33, INDEPENDENCE TRACTS, 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 \$.45-

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5626 INDEPENDENCE AVENUE, KLAMATH FALLS, OR 97603

Dated this 4th day of May, 1998

CHRIS M. ROWAN

STATE OF Oregon

COUNTY OF Klamath

SS. May 4th 1998

Personally appeared the above named

Chris M. Rowan

and acknowledged the foregoing instrument to be voluntary act.

Before me:

Notary Public for Oregon

My commission expires 3-5-2000

(seal)

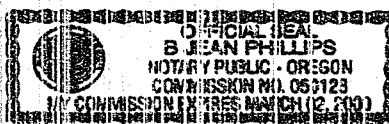
ESCROW NO. MT44371-MS

Return to:

CHRIS M. ROWAN

5626 INDEPENDENCE AVENUE

KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____ the 8th day of May A.D. 19 98 at 3:49 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 15781.

FEE \$30.00

By Berneth G. Letsch, County Clerk
Kathleen Rowan