

58265

'98 MAY 15 P3:16



WARRANTY DEED

ATC #03047515
 AFTER RECORDING RETURN TO:
 CHRISTOPHER & MELISSA YOTTER-BROWN
 5735 SHASTA WAY
 KLANATH FALLS, OR 97603

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

JACK ROOKSTOOL, hereinafter called GRANTOR(S), convey(s) and
 warrants to CHRISTOPHER YOTTER-BROWN and MELISSA YOTTER-BROWN,
 husband and wife, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN

MYB
 CLKB
 "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."

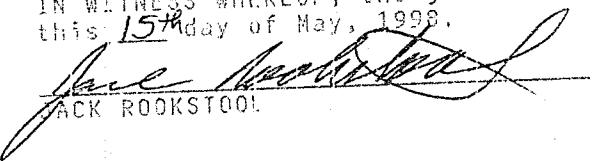
and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

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
 \$65,000.00.

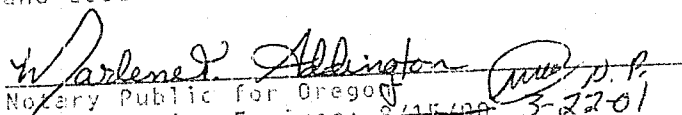
In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 15th day of May, 1998.

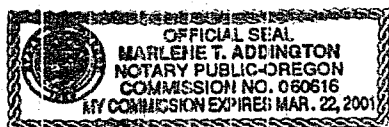

 JACK ROOKSTOOL

STATE OF OREGON, County of Klamath)ss.

On May 15, 1998, personally appeared JACK ROOKSTOOL who
 acknowledged the foregoing instrument to be his voluntary act
 and deed.


 Notary Public for Oregon

My Commission Expires: 3-22-01



25'

EXHIBIT "A"

A portion of Tract 68, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of said Tract 68, which point is West 105.25 feet and North 0 degrees 11' East 30 feet from the corner common to Sections 35 and 36, Township 38 South, Range 9 East of the Willamette Meridian and Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0 degrees 11' East parallel to the East line of said Section 35, a distance of 125 feet; thence West 75.25 feet; thence South 0 degrees 11' West 125 feet, more or less, to the South line of said Tract 68; thence East 75.25 feet, more or less, to the point of beginning.

CODE 41 MAP 3609-3500 TL 3300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of May A.D., 19 98 at 3:16 o'clock P.M., and duly recorded in Vol. M98,
of Deeds on Page 16710.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross