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'98 MAY 21 P2:36

STATUTORY WARRANTY DEED

TIPPI WAGGENER AND CHRISTOPHER LEE ENGLEBRYGHT, Grantor,

conveys and warrants to RANDAL ROSE AND KEIKO ROSE, HUSBAND AND WIFE, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOTS 15 AND 16 IN BLOCK5 OF TRACT 1053 OREGON SHORES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is $ 18,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11 day of May 19 98.

CHRISTOPHER LEE ENGLEBRIGHT

TIPPI RENEE WAGGENER

STATE OF OREGON
County of KLAMATH } *ss.*

BE IT REMEMBERED, That on this 15th *day of* May, 1998, *before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named* TIPPI WAGGENER AND CHRISTOPHER LEE ENGLEBRYGHT

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY *executed the same freely and voluntarily.*

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 059316
MY COMMISSION EXPIRES DEC. 19, 2000

Notary Public for Oregon.

My Commission expires 12/19/2000

Title Order No. K-52379
Escrow No. K52379D

After recording return to:
RANDAL ROSE
146 SOUTH 293RD PLACE
FEDERAL WAY, WA 98003
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.
RANDAL ROSE
146 SOUTH 293RD PLACE
FEDERAL WAY, WA 98003
Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 21st day of May A.D., 1998
at 2:36 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 17338.

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.

Fee, $30.00