



58598

98 MAY 21 P3:41

Vol. 1798 Page 17363STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC #03047721
AFTER RECORDING RETURN TO:
GARY RODGERS
176 Berwin Ln
August, OR 97401-2150

Aspen Title & Escrow

on this 21st day of May A.D., 1998
at 3:41 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 17363

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross

Fee, \$30.00

Deputy.

JOYCE C. BALL, hereinafter called GRANTOR(S), convey(s) and
warrants to GARY RODGERS, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 42, CASITAS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10CD TL 2500

"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
\$28,000.00.

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 21st day of May, 1998.

Joyce C. Ball
JOYCE C. BALL

STATE OF OREGON, County of Klamath)ss.

On May 21, 1998, personally appeared JOYCE C. BALL who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Charles A. Linde
Notary Public for Oregon

My Commission Expires: 8/15/00.

