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58625

ATL # 041047610

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Kevin W. Rose

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rickey G. Rose and Lynda L. Rose, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 11, Block 3, BRYANT TRACTS #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,000.00

~~It is hereby acknowledged that the above described premises are not subject to any lien or other claim of any person or entity other than the grantor, and that the grantor is the sole owner of the premises.~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of Nov., 1997, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Kevin W. Rose
Kevin W. Rose

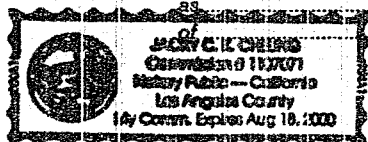
STATE OF CALIFORNIA, ORANGE County of) ss.

This instrument was acknowledged before me on 11/28, 1997

by KEVIN W. ROSE

This instrument was acknowledged before me on , 19 ,

by



My commission expires

Notary Public for California

08/18/2000

Kevin W. Rose
c/o Judy Morgan
1418 W. Marlboro Avenue
Anaheim, CA 92801
Rickey and Lynda Rose
623 Nicholas Drive
Springfield, OR 97477

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Rickey and Lynda Rose
623 Nicholas Drive
Springfield, OR 97477

Until requested otherwise send all tax statements to (Name, Address, Zip):
Rickey and Lynda Rose
623 Nicholas Drive
Springfield, Oregon 97477

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 22nd day of May, 1998, at 11:44 o'clock A.M., and recorded in book/reel/volume No. M98 on page 17435 and/or as fee/file/instrument/microfilm/reception No. 58625, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By *Kathleen R. Lee*, Deputy.

Fee: \$30.00

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