



58970

'98 MAY 29 P3:24 Vol. M98 Page 18326

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05047826
AFTER RECORDING RETURN TO:STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

JERRY ROSE
MALINDA ROSE
4436 AUSTIN
KLAMATH FALLS, OR 97603

Aspen Title & Escrow

on this 29th day of May A.D., 1998
at 3:24 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 18326

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVELEE A. VAN WINKLE, hereinafter called GRANTOR(S), convey(s) to
JERRY ROSE AND MALINDA ROSE, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:Lot 85, CASITAS, in the County of Klamath, State of Oregon,
EXCEPTING THEREFROM the Northerly 12 feet.

CODE 41 MAP 3909-10CD TL 7000

JR
MR

"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,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
\$21,000.00.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 27th day of May, 1998.Lee A. Van Winkle
LEE A. VAN WINKLE

STATE OF OREGON, County of)ss.

On this 27th day of May, 1998,

Personally appeared the above named Lee A. Van Winkle and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000