

61612

MTC 45110-PS Vol. M98 Page 23952
WARRANTY DEED

JACK L. ROOKSTOOL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JENNIFER C. ROE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

The North 75 feet of Lot 11, Block 4, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

JUL -7 P3:23

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said 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.

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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 and actual consideration for this conveyance is \$ 72,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4319 GARY STREET, KLAMATH FALLS, OR 97603

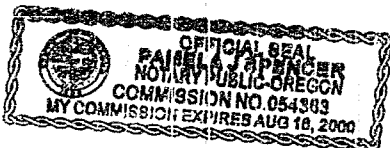
Dated this 7th day of July, 1998

Jack L. Rookstool
JACK L. ROOKSTOOL

STATE OF Oregon SS. 7/7 19 98
COUNTY OF Klamath

Personally appeared the above named Jack L Rookstool

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/18/2000

ESCROW NO. MT45110-PS

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

JENNIFER C. ROE
4319 GARY STREET
KLAMATH FALLS, OR 97603

Amerititle

on this 7th day of July A.D., 1998
at 3:23 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 23957

Fernetha G. Letsch, County Clerk

By *Kathleen Ross*
Fee, \$30.00

Deputy.

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