

64225

'98 AUG 10 P3:37

MTC 4490-KJ

## WARRANTY DEED

Vol M98 Page 29342

## TRUSTEE OF THE CASCADE TRUST

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

GRACIELA ALVARADO,

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:

Lot 748 in Block 117 of MILLS ADDITION, to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

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.

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 30.900.

The true and actual consideration for this conveyance is \$ 39,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2260 Applegate Ave, K. Falls, OR 97601

Dated this 6 day of August 1998.

CASCADE TRUST

BY: *Gerald Romine*  
GERALD ROMINE

TRUSTEE

STATE OF

*Oregon*

ss.

August 6 1998

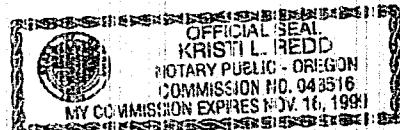
COUNTY OF

*Klamath*

Personally appeared the above named

*Gerald Romine, Trustee**of The Cascade Trust*

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT44991-KJ

Before me:

*Kristi L. Hedd*  
Notary Public for OREGON  
My commission expires 11/16/99

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Return to:	GRACIELA ALVARADO	American Title
	2260 Applegate	on this 10th day of August A.D. 1998
	Klamath Falls, OR 97601	at 3:37 o'clock P.M. and duly recorded
		in Vol. M98 of Deeds Page 29342

Bennetha G. Leisch, County Clerk

Fees: \$30.00

Deputy