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98 AUG 10 P3:37

MTC 44991-KJ

WARRANTY DEED

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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

TRUSTEE

STATE OF

Oregon

COUNTY OF

Klamath

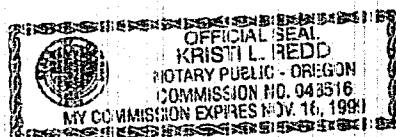
SS.

August 6 19 98

Personally appeared the above named

Gerald Romine, Trusteeof The Cascade Trust

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. ReddNotary Public for OREGONMy commission expires 11/16/99

ESCROW NO. MT44991-KJ

Return to:

GRACIELA ALVARADO

2260 Applegate
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath

Filed for record at request of:

on this 10th day of August A.D., 1998
at 3:37 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 29342

Bernetha G. Lusch, County Clerk

By Kathleen Rose
Fee, \$30.00

Deputy