

64256



98 AUG 11 AM 11:38
ATCC 02048132

Vol. M98 Page 29404

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE & ESCROW INC.
ESCROW # 02048132
AFTER RECORDING RETURN TO:
KENNETH E. HOLMES
CANE L. HOLMES
14110 KEADENBROOK LANE
KLAMATH FALLS, OREGON 97504

Aspen Title & Escrow
on this 11th day of August A.D., 1998
at 11:38 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 29404

Bernetha G. Litsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Ross
Fee, \$30.00 Deputy

DIXIE FERNANDEZ, hereinafter called GRANTOR(S), convey(s) and
warrants to KENNETH E. HOLMES AND CANE L. HOLMES HUSBAND AND
WIFE hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

LOT 9, BLOCK 4,, TRACT 049, ROUND LAKE ESTATES, IN THE COUNTY
OF KLAMATH, STATE OF OREGON.

CODE 21, MAP 3908-7DA TL 5000

"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 appurtenant upon the land, contracts and/or
liens for irrigation and/or drainage,

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
\$65,000.00.

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 11th day of August 1998.

Dixie Fernandez
DIXIE FERNANDEZ

STATE OF OREGON, County of (Klamath)ss.

On August 11th, 1998, personally appeared Dixie Fernandez who
acknowledged the foregoing instrument to be her voluntary act
and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/2002

