

98 AUG 14 P3:37



WARRANTY DEED

ATC 03048188

ATC #03048188
AFTER RECORDING RETURN TO
GEORGE ROBERT WALSH
P.O. BOX 3599
LACEY, WA 98509

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

KATHRYN M. ROSS, TRUSTEE OF THE KATHRYN M. ROSS 1996 TRUST
CREATED JULY 29, 1996, hereinafter called GRANTOR(S), convey(s)
and warrants to GEORGE ROBERT WALSH, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 1, Block 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CCOE 1 MAP 3809-30AA TL 400

"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 90.390."

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, 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
\$37,000.00.

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 ___ day of August, 1998.

X Kathryn M. Ross, Trustee
KATHRYN M. ROSS, TRUSTEE

X Kathryn M. Ross
KATHRYN M. ROSS, INDIVIDUAL

STATE OF OREGON, County of Klamath)ss.

On August ___, 1998, personally appeared KATHRYN M. ROSS who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Notary Public for California
My Commission Expires: _____

State of California
County of Sacramento

On August 15, 1998 before me, the undersigned, a Notary Public in and
for said State, personally appeared Kathryn M. Rasmussen

personally known to me (or proved to me on this basis of satisfactory evidence)
to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

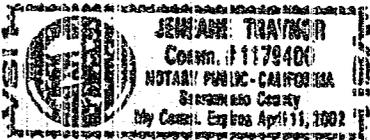
WITNESS my hand and official seal.

Signature

Jeanne Traylor

Name

Jeanne Traylor
(typed or printed)



(Seal)

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Asper Title & Escrow the 14th day
of August A.D. 19 98 at 3:37 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 30141

FEES \$35.00

By Kathleen Rasmussen
Bernetha G. Letsch, County Clerk