

64612

Vol. 278 Page 30141

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.

CODE 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 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 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 her voluntary act
 and deed.

Notary Public for California
 My Commission Expires: _____

95

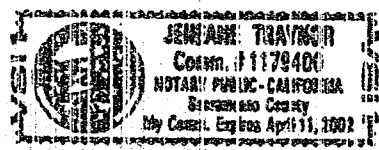
State of California
County of Sacramento

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

personally known to me (or proved to me on the 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 Jerrane Traylor
Name Jerrane Traylor
(typed or printed)



(Seal)

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title & Escrow the 14th day
of August A.D., 19 98 at 3:37 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 30141

FEE: \$35.00

By Bernetha G. Letsch County Clerk