

65031

After recording return to (Name, Address, Zip)
MR. & MRS. STEVEN R. MATZDORFF
4310 LAHABRA WAY
KLAMATH FALLS, OREGON 97603

Until requested otherwise send all tax statements to
SAME AS LISTED ABOVE

'98 AUG 24 P3:02

Vol. 1798 Page 31061

K-52744-D
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Timothy Lee Rose and Nancy Lynn Rose, an estate in fee simple as tenants by the entirety., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

STEVEN R. MATZDORFF AND CHRISTINE E. MATZDORFF, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

Lot 11 in Block 21, Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$185,000.00
^However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the) consideration (indicate which). ^ (The sentence between the symbols ^, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10TH day of AUGUST, 1998; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

31062

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 30.930.

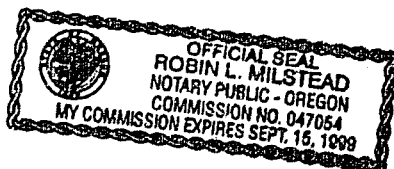
Nancy Lynn Rose
NANCY LYNN ROSE

Timothy Lee Rose
TIMOTHY LEE ROSE

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on August 10th, 19 98,
by NANCY LYNN ROSE and TIMOTHY LEE ROSE

Robin L. Milstead
Notary Public for Oregon
My Commission expires Sept. 15, 1999



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 24th day
of August A.D., 19 98 at 3:02 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 31061

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose