

65445

MTC 45263-KJ
WARRANTY DEEDVol. M98 Page 31935

GERALD ROMINE AS TRUSTEE OF THE LASSEN TRUST,

J.S. M. Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOSE MORELOS and IRMA MORELOS, husband and wife,

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 8 in Block 106 of BUENA VISTA 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, EXCLUDING THEREFROM that portion conveyed to State Highway Department by instrument recorded November 5, 1956 in Volume 287, page 152, Deed Records 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 30.930.

The true and actual consideration for this conveyance is \$ 49,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 820 California, K Falls, OR 97601

Dated this 28 day of August, 1998

LASSEN TRUST

BY: [Signature] TRUSTEE
GERALD R. ROMINE

STATE OF Oregon
COUNTY OF Klamath ss. August 28 1998

Personally appeared the above named Gerald R. Romine,
trustee of the Lassen Trust

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

[Signature]
Notary Public for Oregon
My commission expires 4/2/02

ESCROW NO. MT45263-KJ

Return to:

JOSE MORELOS
820 California
K Falls, OR 97601

STATE OF OREGON,
County of Klamath ss

Filed for record at request of

Amerititle
on this 31st day of August A.D. 1998
at 11:48 o'clock A M and duly recorded
in Vol M98 of Deeds Page 31935

Bernetha G. Letsch, County Clerk

By [Signature]
Fee. \$30.00 Deputy