

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03048276

AFTER RECORDING RETURN TO:

Mr. and Mrs. Jason Trout

P.O. Box 1065  
Keno, OR 97627

Aspen Title &amp; Escrow

on this 2nd day of September A.D. 1998  
at 3:49 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 32464

Bernetha G. Leisch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEBy Kathleen Rose

Fee. \$30.00

Deputy

JOHN V. ANDERSON and SHIRLEY M. ANDERSON, husband and wife,  
hereinafter called GRANTOR(S), convey(s) and warrants to JASON  
TROUT and REBECCA TROUT, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:Lot 4 in Block 15 of FIRST ADDITION TO KLAMATH RIVER ACRES, in  
the County of Klamath, State of Oregon.

Code 96, Map 3907-2500, Tax lot 2400

"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." RTand 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  
\$50,000.00.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 27th day of August, 1998.John V. Anderson  
JOHN V. ANDERSONShirley M. Anderson  
SHIRLEY M. ANDERSONSTATE OF CALIFORNIA, County of Mariposa ss.On 27 SeptemberOn August 1, 1998, before me, Joan E. Laity  
personally appeared John V. Anderson and Shirley M. Anderson,  
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 Joan E. Laity  
My commission expires: June 26, 2001