

NO

677361

98 OCT -5 P1:40 Vol. 1798 Page 36549

FRANK D. ROLLINS & DIANE ROLLINS  
TRUSTEES ROLLINS LOVING TRUST  
P.O. BOX 918  
KENO, OR 97627  
FRANK D. ROLLINS & DIANE ROLLINS,  
PATRICIA FRABOTTA  
P.O. BOX 918  
KENO, OR 97627

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JAMES H. SMITH, ATTORNEY  
711 BENNETT AVE.  
MEDFORD, OR 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

FRANK D. ROLLINS  
DIANE ROLLINS  
P.O. BOX 918  
KENO, OR 97627

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that \*\*\*\*

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRANK D. ROLLINS, DIANE ROLLINS & PATRICIA MARIE FRABOTTA, WITH RIGHT OF SURVIVORSHIP NOT AS TENANTS IN COMMON, hereinafter called 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:

\*\*\*\* FRANK D. ROLLINS AND DIANE ROLLINS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ROLLINS LOVING® TRUST DATED JULY 18, 1990, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state): \_\_\_\_\_

\_\_\_\_\_, 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 \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the ☐ interest in the property. (The sentence between the symbols ☒ if not applicable, should be deleted. See ORS 30.020.)

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 25th day of September, 1998; if grantor is a corporation, 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.

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.

Frank D. Rollins Trustee  
FRANK D. ROLLINS, TRUSTEE

Diane Rollins Trustee  
DIANE ROLLINS, TRUSTEE

STATE OF OREGON, County of KLAMATH

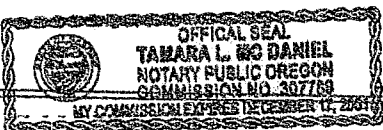
This instrument was acknowledged before me on September 25, 1998.

by \_\_\_\_\_ This instrument was acknowledged before me on \_\_\_\_\_, 1998,

by FRANK D. ROLLINS AND DIANE ROLLINS

as TRUSTEES

of THE ROLLINS LOVING TRUST DATED JULY 18, 1990



Notary Public for Oregon

My commission expires 12/17/01

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## EXHIBIT "A"

The N-1/2 SE-1/4 NW-1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to Klamath County for public road purposes in Deed Volume M73 page 16166, Microfilm Records of Klamath County, Oregon. SUBJECT TO A TRUST DEED Recorded on June 9, 1990 in Volume M90, page 11085 in the Microfilm records of Klamath County, Oregon wherein the beneficiary is Ernest L. Roley. *WR*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of October A.D., 19 98 at 1:40 o'clock P M., and duly recorded in Vol. M98 day  
of Deeds on Page 36549

FEE \$35.00

By Bernetha G. Letsch County Clerk  
*Kathleen Ross*