



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01048854

AFTER RECORDING RETURN TO:

BRIAN L. ROSS

Brian L. Ross1526 Lakewood AVKFO 97601-6532UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEAspen Title & Escrowon this 25th day of November A.D., 1998at 11:26 o'clock A. M. and duly recordedin Vol. M98 of Deeds Page 43293

Bernetha G. Letsch, County Clerk

By Bethann Ross

Fee, \$30.00

Deputy.

DUANE MONTGOMERY, hereinafter called GRANTOR(S), convey(s) and
warrants to BRIAN L. ROSS, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 7 in Block 3 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33CA, Tax Lot 4000

BLR
"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
\$9,000.00.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 24th day of November, 1998.

Duane Montgomery
DUANE MONTGOMERY

STATE OF OREGON, County of Klamath)ss.

On November 25th, 1998, personally appeared Duane Montgomery
who acknowledged the foregoing instrument to be his voluntary
act and deed.

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 2001

