

98 NOV 30 P1:53

KNOW ALL MEN BY THESE PRESENTS, That EUGENE CALVIN JOHNS, surviving widower of MARJORY ANN JOHNS, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by DALE A. ROLLINS and DIANA L. ROLLINS, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Westerly 88 feet of Lot 6, Block 23, HILLSIDE 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.

SUBJECT TO: Any liens or encumbrances created by the Grantee; Subject to real property taxes assessed against the property.

TAX ACCOUNT NO. 3809-029AD-03600 - KEY NO. 215635 - CODE NO. 001

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: GIVEN IN SATISFACTION OF CONTRACT OF SALE, MEMORANDUM OF WHICH WAS RECORDED IN VOLUME M83, PAGE 21719, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. VENDEE'S INTEREST WAS ASSIGNED TO DALE A. ROLLINS and DIANA L. ROLLINS BY INSTRUMENT RECORDED IN VOLUME M90, PAGE 1591, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

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.

In Witness Whereof, the Grantor has executed this instrument this 16 day of Nov., 1998.

Eugene C. Johns
Eugene Calvin Johns

STATE OF OREGON)
) SS
County of)

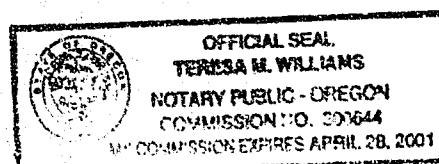
This instrument was acknowledged before me on Nov 16, 1998, Eugene Calvin Johns.

Teresa M. Williams
Notary Public for Oregon
My Commission Expires:
4/28/2001

After recording, return
& send tax statements to:
Dale A. Rollins

315 E 10th St
The Dalles, OR 97058

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601
541/882-7229



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 30th day
of November A.D., 19 98 at 1:53 o'clock PM., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 43541.

FEE \$30.00

By Bernetha G. Letsch County Clerk