

70722

'98 DEC -2 AM 1:01

MTC 46437-MG
WARRANTY DEEDVol. M98 Page 44007

CATHY KING,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DOROTHY ROWLAND, TRUSTEE OF THE DOROTHY ROWLAND TRUST,

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:

Parcel 2 of Land Partition 16-93 situated in the W1/2 NE1/4 of Section 13, Township 39 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon, (Parcel 1 of "Minor Land Partition 44-91").

TOGETHER WITH A 1996 REDMAN MANUFACTURED HOME, SERIAL NO. 11822588 WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED HEREIN.

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 whosoever, 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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4940 Sayler Street Klamath Falls OR 97603Dated this 25 day of November, 1998Cathy King
CATHY KINGSTATE OF OregonSS. November25 19 98COUNTY OF KlamathPersonally appeared the above named Cathy Kingand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Marion Grantham
Notary Public for OregonMy commission expires 1/22/01

ESCROW NO. MT46437-MG

Return to:

DOROTHY ROWLAND, TRUSTEE4940 Sayler StreetKlamath Falls OR 97603STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitleon this 2nd day of December A.D., 1998at 11:01 o'clock AM and duly recordedin Vol. M98 of Deeds Page 44007

Bernetha G. Letsch, County Clerk

By Beth Ann Rose
Fee, \$30.00

Deputy