

71798

Vol. M98 Page 46528

'98 DEC 21 AIO:SS

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPHEN TITLE ESCROW NO. 05048895  
AFTER RECORDING RETURN TO:  
FREDERICK B. HILL  
DEBRA J. HILL  
2273 SE Willow St.  
Hillsboro, OR 97123

Aspen Title & Escrow  
on this 21st day of December A.D., 1998  
at 10:55 o'clock A M. and duly recorded  
in Vol. M98 of Deeds Page 46528

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

By Kathleen Ross

Deputy.

Fee, \$30.00

JAMES L RUST AND MATA A. RUST, hereinafter called GRANTOR(S),  
convey(s) and warrants to FREDERICK B. HILL AND DEBRA J. HILL,  
HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

Lot 12, Block 5, MOUNTAIN LAKES HOMESITES, in the County of  
Klamath, State of Oregon.

CODE 8 MAP 3606-16CG TL 6500

"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  
\$25,600.00.

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 21st day of December, 1998.

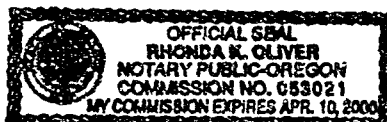
James L. Rust  
JAMES L RUST

Mata A. Rust  
MATA A. RUST

STATE OF OREGON, County of Klamath)ss.

On December 21, 1998, personally appeared James L. Rust and  
Mata A. Rust, who acknowledged the foregoing instrument to be  
their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: April 10, 2000



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