

99 JAN -4 AM 34

KERRY S. PENN,

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

WALTER C. ROTH and HELGA M. ROTH, husband and wife,

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:

Lot 1, Block 4, BELLA VISTA, TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

SUBJECT TO:

Trust Deed recorded October 16, 1998 in Volume M98, page 38064, Microfilm Records of Klamath County, Oregon, which buyers herein do NOT agree to assume and pay, and seller further agrees to hold buyer harmless therefrom.

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 whomsoever, 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 953 MACLAY DR., SAN JOSE, CA 95123

Dated this 22nd day of October, 1998.

[Signature]
KERRY S. PENN

STATE OF CALIFORNIACOUNTY OF ShastaSS. 10-22 19 98

Personally appeared the above named KERRY S. PENN

and acknowledged the foregoing instrument to be his voluntary act.

DARLINE G. ALLEN
COMM. #1063757
NOTARY PUBLIC — CALIFORNIA
SHASTA COUNTY
MY COMM. EXP. AUG 4, 1999

(seal)

Before me:

[Signature]
Notary Public for Calif.
My commission expires 8-4-99

BSCROW NO. MT46099-PS

Return to:

WALTER C. ROTH
953 MACLAY DR.
SAN JOSE, CA 95123

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 4th day of January A.D., 19 99
at 11:34 o'clock A. M. and duly recorded
in Vol. M99 of Deeds Page 22
Linda Smith, County Clerk
By [Signature]
Deputy.

Fee. \$30.00