

74068

99 FEB -3 AM:15 Vol. 1199 Page 3983



## WARRANTY DEED

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05048918  
AFTER RECORDING RETURN TO:  
GENEVIEVE KATHRYN ROBERTS  
4524 LAVERNE AVE.  
KLAMATH FALLS, OR 97603

the 3rd day of February A.D. 1999  
at 11:15 o'clock A. M., and duly recorded  
in Vol. M99, of Deeds on Page 3983

Linda Smith, County Clerk

By Kathryn Rossi, Deputy

Fee, \$30.00

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

GEORGE A. TRIPP AND WILDA V. TRIPP, hereinafter called  
GRANTOR(S), convey(s) and warrants to GENEVIEVE KATHRYN  
ROBERTS, hereinafter called GRANTEE(S), all that real property  
situated in the County of KLAMATH, State of Oregon, described  
as:

Lot 15, LLOYD'S TRACTS, in the County of Klamath, State of  
Oregon.

CODE 41 MAP 3509-11C8 1L 2600

"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  
\$84,000.00.

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 28th day of January, 1999.

George A. Tripp  
GEORGE A. TRIPP

Wilda V. Tripp  
WILDA V. TRIPP

STATE OF OREGON, County of Klamath)ss.

On January 28, 1999, personally appeared George A. Tripp and  
Wilda V. Tripp who acknowledged the foregoing instrument to be  
their voluntary act and deed.

David K. Oliver  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

