

75672

'99 MAR -4 P3:47

Vol. 1799 Page 7794



WARRANTY DEED

ASPEN TITLE ESCROW NO. 02049128

AFTER RECORDING RETURN TO:  
ANGIE L. ALLEN

1528 Etna  
R Falls, OR 97103

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

Donna M. Rodman previously known as Donna M. Boss, hereinafter  
called GRANTOR(S), convey(s) to Angie L. Allen, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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, 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  
\$37,500.00.

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 1st day of March, 1999.

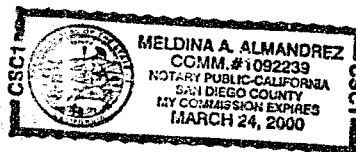
Donna M. Rodman  
Donna M. Rodman

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.

On MARCH 1, 1999 before me,  
MELDINA A. ALMANDREZ, personally appeared  
DONNA M. RODMAN

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized  
capacity(ies), and that by ~~his/her/their~~ signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Meldina A. Almandrez  
My commission expires: 3-24-2000



A portion of Tract 10, GARDEN TRACTS, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10; thence continuing North along said West line 73 feet; thence West 75 feet; thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10; thence East 75 feet to the point of beginning, with bearings based on Minor Partition 81-19 as filed in the office of the County Engineer, Klamath County, Oregon.

CODE 41 MAP 3809-35CC TL 4100

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day  
of March A.D., 1999 at 3:47 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 7794

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rosa