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'99 MAR -5 AM 127

MTC 47312-KR Vol. M99 Page 7877
WARRANTY DEED

JACK L. ROOKSTOOL,

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

DAVID M. REED,

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 12 in Block 3 of FIRST ADDITION TO TONATEE HOMES, 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: 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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4491 MEMORIE LANE, KLAMATH FALLS, OR 97603

Dated this 5th day of March, 1999.

[Signature]
JACK L. ROOKSTOOL

STATE OF OREGONCOUNTY OF KLAMATHSS. March 5 19 99

Personally appeared the above named

JACK L. ROOKSTOOLand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

[Signature]
Notary Public for OregonMy commission expires 11/16/99

ESCROW NO. MT47312-KR

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

DAVID M. REED

4491 MEMORIE LANE

KLAMATH FALLS, OR 97603

the 5th day of March, A.D., 1999
at 11:27 o'clock A.M., and duly recorded
in Vol. M99, of Deeds on Page 7877

Linda Smith, County Clerk

By *[Signature]*, Deputy

Fee, \$30.00