

1999 SEP 21 PM 3:19



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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050134  
AFTER RECORDING RETURN TO:  
ANTHONY ROSE  
LARRY GARCIA

*2037 Homestead Rd  
Klamath Falls OR 97603*

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

Arland L. Hagadorn and Robert Treanor, hereinafter called  
GRANTOR(S), convey(s) to Anthony Rose and Larry Garcia, with  
full rights of survivorship, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 507, Block 102, MILLS ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3800-33AC TAX LOT 11600

*JG  
AK*  
"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 30.300."

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 easement  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage AND, Trust Deed, including  
the terms and conditions thereof, recorded July 8, 1985 in Book  
M-35, Page 10514, Mortgage Records of Klamath County, Oregon,  
in favor of Esther Flame, the beneficial interest therein was  
assigned to Aspen Title & Escrow, Inc. Retirement Trust  
Account, recorded December 14, 1993 in Book M-93, Page 33233,  
which Trust Deed the Grantees herein DO NOT agree to assume and  
pay and Grantors hereby hold Grantee harmless therefrom, and  
Grantors herein warrant that this Trust Deed will be paid in  
full prior to or at the time of payment in full of the Trust  
Deed between Grantor and Grantee herein which is being recorded  
immediately subsequent to the recording of this Deed.,

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  
\$33,500.00.

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 7th day of August, 1999.

*Arland L. Hagadorn*  
ARLAND L. HAGADORN

*x Robert Treanor*  
ROBERT TREANOR

STATE OF CALIFORNIA )  
COUNTY OF Sacramento )  
D.D. September 7, 1999

37562

Maureen E. Rivera, Notary Public, Robert Treanor personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is 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 whom the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Maureen E. Rivera  
My commission expires June 15, 2003



STATE OF OREGON,  
County of ..... } ss.  
Klamath

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 9th day of September, 1999, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Arland L. Hagadorn

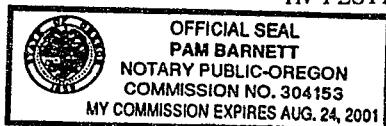
known to me to be the identical individual.... described in and who executed the within instrument and acknowledged to me that he..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Pam Barnett

Notary Public for Oregon

My commission expires August 24, 2001



State of Oregon, County of Klamath  
Recorded 9/21/99, at 3:19 p.m.  
In Vol. M99 Page 37561  
Linda Smith,  
County Clerk Fee \$ 35.00