

200 SEP 18 PM 3:33

MTU 91847-KR
WARRANTY DEED

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ERIC A. ROSE and JENNIFER M. ROSE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL J. SCHELL,

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:

UNIT 10554 (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CODNOMINIUMS
STAGE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3909-3400-90054

KEY# 883616

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 59,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 10554 WRIGHT AVENUE, KLAMATH FALLS, OR 97603

Dated this 15th day of Sept., 2000.

+ Eric A. Rose
ERIC A. ROSE

+ Jennifer M. Rose
JENNIFER M. ROSE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 15, 2000 by ERIC
A. ROSE AND JENNIFER M. ROSE.



Kristil Redd
(Notary Public for Oregon)

Commission expires 11/16/2003

ESCROW NO. MT51847-KR

Return to:
MICHAEL J. SCHELL
10554 WRIGHT AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 09/18/00, at 3:33 p.m.
In Vol. M00 Page 34082
Linda Smith,
County Clerk Fee\$ 21⁰⁰