



## WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01051559

AFTER RECORDING RETURN TO:  
GARY L. ROVER  
1713 PATTERSON STREET  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 12/04/00, at 3:40 P.m.  
In Vol. M00 Page 43585  
Linda Smith,  
County Clerk Fee \$ 21.<sup>00</sup>

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

SHARON R. ELLIS, hereinafter called GRANTOR(S), convey(s) and warrants to GARY L. ROVER, AN ESTATE IN FEE SIMPLE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 9, BLOCK 3, FIRST ADDITION TO WINEMA GARDENS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 143, MAP 3909-1BA, TAXLOT 3800

"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 \$125,014.79.

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 4th day of December, 2000.

Sharon R. Ellis  
SHARON R. ELLIS

STATE OF OREGON, County of Klamath)ss.

On 12-4, 2000, personally appeared SHARON R. ELLIS who acknowledged the foregoing instrument to be her voluntary act and deed.

Vickie Blankenburg  
Notary Public for Klamath Falls, OR  
My Commission Expires: 7/01/01

