

2001 MAR -6 PM 3:38

MTC 53138-MS  
WARRANTY DEED

Vol M01 Page 9119

ROBERT D. ROSE,

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

DAWN ROSE and BRIAN S. ROSE, as tenants by the entirety,

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 4 in Block 1, WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3909-005BC-04601-000

532249

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 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1122 LAUREL STREET, KLAMATH FALLS, OR 97601

Dated this 1st day of March, 2001.

Robert D. Rose  
ROBERT D. ROSE

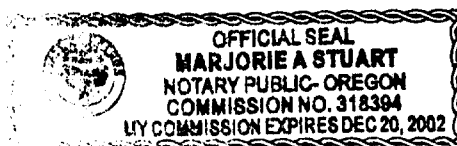
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 1, 2001 by  
ROBERT D. ROSE.

Marjorie A Stuart  
(Notary Public for Oregon)  
My commission expires 12-20-02

ESCROW NO. MT53138-MS

Return to:  
DAWN ROSE  
1122 LAUREL STREET  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 03/06/01, at 3:38 p. m.  
In Vol. M01 Page 9119  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00m