

01 MAY 18 PM 2:10

Vol. 5231 Page 23114

After Recording Return to:
JOHN D. ROSCOE and KAREN J. ROSCOE
7365 LINDSEY LANE
SPARKS, NEVADA 89436

Until a change is requested all tax statements
 Shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED
 (INDIVIDUAL)

KITTY F. DANA also known as KATHLEEN MARY FLAHERTY DANA, herein called grantor, convey(s) to
JOHN D. ROSCOE and KAREN J. ROSCOE, Husband and Wife all that real property situated in the County of
KLAMATH, State of Oregon, described as:

**LOT 35, BLOCK 48, TRACT NO. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, IN THE
 COUNTY OF KLAMATH, STATE OF OREGON.**

CODE 138, MAP 3507-18AC, TAXLOT 200

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 **\$7,420.00.**
 (here comply with the requirements of ORS 93.930)

**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.**

Dated April 14, 2001.

KITTY F. DANA aka KATHLEEN MARY FLAHERTY DANA

Kitty F. Dana aka Kathleen Mary Flaherty Dana
KITTY F. DANA

STATE OF OREGON, County of) ss.

personally appeared the above named **KITTY F. DANA** and acknowledged the foregoing
 instrument to be her voluntary act and deed.



Before me:

Leslie Freeman
 Notary Public for Oregon
 My commission expires: 10/12/03

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00052658

State of Oregon, County of Klamath
 Recorded 05/18/01, at 2:10 p.m.
 In Vol. M01 Page 23114
Linda Smith,
 County Clerk Fee\$ 21.00