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MT54039-MS  
WARRANTY DEED

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44145

FRANK D. ROLLINS AND DIANE ROLLINS, TRUSTEES OF THE ROLLINS LOVING TRUST,

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

MARSHAL R. BAGGE,

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 5 IN BLOCK 4, TOWN OF DOTEN, ACCORDING TO THE OFFICIAL PLAY THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACTED PARK STREET WHICH INURRED THERETO.

3908-031CC-03100-000

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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 46,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4355 DOUGLAS AVENUE, KLAMATH FALLS, OR 97601

Dated this 29th day of August, 2001.

TRUSTEES OF THE ROLLINS LOVING TRUST

BY: Frank D. Rollins  
FRANK D. ROLLINS, TRUSTEE

BY: Diane Rollins  
DIANE ROLLINS, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 29, 2001 by FRANK D. ROLLINS AND DIANE ROLLINS, TRUSTEES OF THE ROLLINS LOVING TRUST.

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

ESCROW NO. MT54039-MS

Return to:  
MARSHAL R. BAGGE  
4355 DOUGLAS AVENUE  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 08/29/01 at 3:15 p. m.  
In Vol. M01 Page 44145  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>