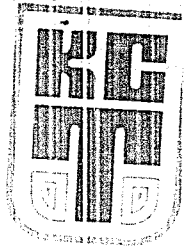


90695



KLAMATH COUNTY TITLE COMPANY

Vol. m88 Page 13751

K-40696
STATUTORY WARRANTY DEED
(Individual or Corporation)

LESLIE E. PARSONS AND BONNIE B. PARSONS, husband and wife

conveys and warrants to F.R. MAZZEO AND TRICIA MAZZEO, husband and wife . Grantor.
the following described real property in the County of Klamath and State of Oregon. . Grantee.

Lot 5 of Bailey Tracts, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF

The true consideration for this conveyance is \$ 46,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES.

DATED this 24th day of August 19 88 If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

Leslie E. Parsons
LESLIE E. PARSONS

Bonnie B. Parsons
BONNIE B. PARSONS

Debra B. Parsons
STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 24th day of August 19 88
by Leslie E. Parsons & Bonnie B. Parsons

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: 12-19-88

Notary Public for Oregon
My commission expires: _____

After recording return to:

Mr. & Mrs. Mazzeo
Box 1032
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address

Mr. & Mrs. Mazzeo
Box 1032
Klamath Falls, Oregon 97601

THIS SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Taxes for 1988-39 are now a lien but not yet payable.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Trust Deed, including the terms and provisions thereof, dated February 10, 1977, recorded February 16, 1988 in Volume M77 page 2852, Mortgage records of Klamath County, Oregon, by Assignment recorded May 29, 1981, in Volume M81 page 9603, in favor of American Savings and Loan Association, a Utah Savings and Loan Association, which Grantees herein do not assume and agree to pay.
5. Mortgage, including the terms and provisions thereof, dated February 6, 1980, recorded November 13, 1980, in Volume M80 page 22031, Mortgage records of Klamath County, Oregon, in favor of Pacific Power and Light Company, which Grantees herein do not assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day
of Aug. A.D., 19 88 at 10:07 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 13751.

FEE \$13.00

Evelyn Biehn County Clerk

By Dorene Muschinski