



75314

01-31-94A10:48 RCVD

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WARRANTY DEED

#01041123

AFTER RECORDING RETURN TO:

JEFFREY G. TROUETTE
DIANNA L. TROUETTE
807 MAPLE AVENUE
UKIAH, CA 95482

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

ALTUS E. PARRACK and VERBA A. PARRACK, husband and wife
hereinafter called GRANTOR(S), convey(s) to JEFFREY G. TROUETTE
and DIANNA L. TROUETTE, husband and wife, as to an undivided 1/2
interest; and THOMAS RICETTI and PAMELA J. RICETTI, as Trustees
of the THOMAS RICETTI AND PAMELA J. RICETTI REVOCABLE LIVING
TRUST dated December 16, 1992, as to an undivided 1/2 interest,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....

"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,
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
\$4,600.00.

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 20th day of January 1994.

Altus E. Parrack

ALTUS E. PARRACK

Verba A. Parrack

VERBA A. PARRACK

STATE OF NEVADA, County of Clark) ss.

On this 20th day of January, 1994,

Personally appeared the above named ALTUS E. PARRACK and VERBA
A. PARRACK and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Erlene J. Kline

Notary Public for Nevada

My Commission Expires: November 8, 1995



NOTARY PUBLIC
STATE OF NEVADA

County of Clark

ERLENE J. KLINE

My Appointment Expires Nov. 8, 1995

EXHIBIT "A"

Lot 13, NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

TOGETHER WITH a portion of Lot 27, NIMROD RIVER PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 13; thence South 0 degrees 54' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Southwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 13 and the Northerly river bank; thence from said intersection North 0 degrees 54' West to the Southwest corner of said Lot 13; thence South 76 degrees 02' 30" East along the Southerly lot line of said lot to the point of beginning.

CODE 10 MAP 3611-9BO TL 7300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 31st day
of Jan A.D., 19 94 at 10:48 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 3385

FEE \$35.00

Evelyn Biehn, County Clerk

By *Christine Miller*