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06-03-94A10:27

RCVP

WARRANTY DEED

MTC 1396-7060

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KNOW ALL MEN BY THESE PRESENTS, That PHILLIP O. DEPRATO and MAE L. DEPRATO, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by PHILLIP O. DEPRATO, JR., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, Reserving unto PHILLIP O. DEPRATO AND MAE L. DEPRATO, the grantors a life estate in the West one-half of Lot 14 for the purpose of storing a recreational vehicle, described as follows, to-wit:

Lot 15 and the West one-half of Lot 14 in Block 1 of RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantors have executed this instrument this June 1, 1994.

Phillip O. DePrato
Phillip O. DePrato

Mae L. DePrato
Mae L. DePrato

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Phillip O. DePrato and Mae L. DePrato and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Before me: Camille Krueger
Notary Public for Oregon
My Commission Expires: 9-22-96



Phillip O. DePrato and
Mae L. DePrato, Husband and Wife
Grantor

Phillip O. DePrato, Jr.
2302 1/2 Autumn
Klamath Falls, OR 97601
Grantee

After recording return to:
Phillip O. DePrato, Jr.

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

Same

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 3rd day of June A.D. 19 94
at 10:27 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 17502

Evelyn Biehn County Clerk

By Pauline Mullendore
Deputy.

Fee, \$30.00

COMPANY, has recorded this
it as an accommodation only,
ad it for regularity and sufficiency
upon the title to any real property
ad therein.