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WARRANTY DEED

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MTC 353LOZHF WA KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. ALLBEE and SANDRA J. ALLBEE

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _

JO ELLEN LOTITO , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of ____KLAMATH____ and State of Oregon, described as follows, to-wit:

Lot 10 in Block 18 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land (ise 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 lowsnits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fre simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, 1f any, as the date of this deed and that and that

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 enclusivers

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 grantor has executed this instrument this ______ day of ______, 19 <u>95</u>; if a corporate grantor, it has caused its name to be signed and seal uffixed by its efficers, duly authorized thereto by order of its board of directors.

STATE OF OREGON.) County ofKLAMATH) 55. May_11,, 19.95	- MROBERT L. ALLEE
ROBERT L. ALLBEE SANDRA J. ALLBEE and acknowledged the foregoing instrument to be THEIR voluntary act and deed.	OFFICIAL SEAL HELEN M. FINK COTARY PUBLIC - OREGON COMMISSION NO. 014766 MY COMMISSION FXFRES APR 20, 1995
Before me: <u>Nelew MUTALC</u> Natary Public for Oregon My commission expires:	STATE OF OREGON, County of) ss. The foregoing instrument was acknowledged before me this , 19, by, , president, and by,
OFFICIAL SEAL DEFICIAL SEAL HELEH M. FINK NOTARY PUBLIC-ORECTI COMMISSION NO. 0147. MY COMMISSION EXPRESS APR.20	
-ROBERT-L. ALLBEE-and-SANDRA-J. ALLBEE	
P.O. BOX 827 KEND, OR 97627 JO ELLEN LOTITO PO BOX 8053 Blanceth Galls, OR 97602-8053 GRANIDES GAME AND ADDRESS	B State HIMPURD State HIMPURD Sta
10"ELLEN LOTITO Po Box 3053 Kanath Falls, OK 91602-8053	Figure file/recl number 194, , Record of Deeds of said county.
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