


MTC 35334 MS

WARRANTY DEED

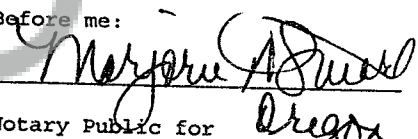
RICHARD E. FUCHS,

Grantor(s) hereby grant, bargain, sell and convey to
DONOVAN C. ZUPAN,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 1 IN BLOCK 1 OF SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.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 \$ 95,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5803 SOUTHGATE DRIVE, KLAMATH FALLS, OR 97603Dated this 14th day of June, 19 95
RICHARD E. FUCHS

NOTARY ACKNOWLEDGEMENT

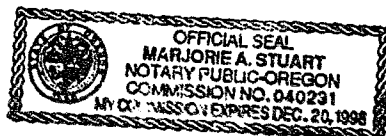
STATE OF OregonCOUNTY OF KlamathSS. June 14, 19 95Personally appeared the above named Richard E. Fuchsand acknowledged the foregoing instrument to be his voluntary act.

Before me:


Notary Public for OregonMy commission expires 12/28/98

(seal)

Return to:

DONOVAN C. ZUPAN
5803 SOUTHGATE DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of June A.D., 19 95 at 2:29 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 15677.

FEE \$30.00

Bernetha G. Lersch, County Clerk
By 