

WARRANTY DEED

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MTC 35705mk

IRENE B. HUGGINS,

Grantor(s) hereby grant, bargain, sell and convey to

JOANNE CHARLOTTE RIVERA,

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 400 in Block 110 of MILLS ADDITION, 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 \$ 40,000.00.

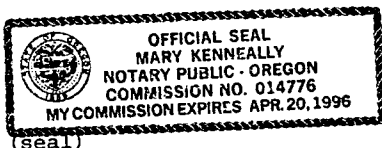
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2126 ORCHARD AVE., KLAMATH FALLS, OR 97601

Dated this 5th day of July, 1995

Irene B. Huggins
IRENE B. HUGGINS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 5 1995
COUNTY OF Klamath
Personally appeared the above named Irene B Huggins
and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Mary Kenneally
Notary Public for _____

My commission expires 4/20/96

Return to:

JOANNE CHARLOTTE RIVERA
2126 ORCHARD AVE.
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 5th day
of July A.D., 1995 at 3:36 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 17481.

Bernetha G Letsch County Clerk

By [Signature]

FEE \$30.00