

## WARRANTY DEED

MTC 35815DS  
DONNA FITZPATRICK,

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

FRANK LERMA and KAREN LERMA, husband and wife,

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 48 in Block 41 of Tract 1184, OREGON SHORES UNIT 2-FIRST 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:

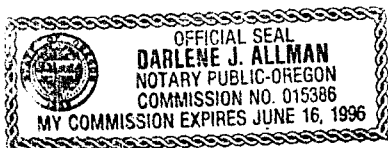
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1421 Noreen Way, Madera, CA 93638Dated this 7 day of August, 1995Donna Fitzpatrick  
DONNA FITZPATRICK

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/7 1995  
COUNTY OF KlamathPersonally appeared the above named Donna Fitzpatrick  
and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Darlene J. Allman

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

Return to:

FRANK LERMA

1421 Noreen Way  
Madera, CA 93638

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day  
of Aug A.D., 19 95 at 11:24 o'clock A M., and duly recorded in Vol. M95  
of \_\_\_\_\_ Deeds on Page 20743

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Annette Mueller