

WARRANTY DEED

NHC36009DS
HERMAN MC CARTY,

Grantor(s) hereby grant, bargain, sell and convey to
GERARDO R. PEREZCOTO and ANA LUISA PEREZ, with the rights of survivorship,
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 19 of TRACT 1283, 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 \$ 17,000.00.

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

Dated this 2nd day of Aug, 1995.

Herman McCarty
HERMAN MC CARTY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Aug. 2 19 95
COUNTY OF Klamath

Personally appeared the above named Herman McCarty

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Return to:

GERARDO R. PEREZCOTO
10424 Gothic Ave.
Grenada Hills, CA. 91344

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of August A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 21038.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Annette Mueller