

WARRANTY DEED

MTC 32411MS

JOSEPHINE RIVAS,

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

MELVIN W. JONES and JO ANN JONES, 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:

LOTS 1 AND 2, BLOCK 8, RAINBOW PARK ON THE WILLIAMSON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN UNDIVIDED 2/68THS INTEREST IN LOTS 4 AND 5, BLOCK 1 OF RAINBOW PARK ON THE WILLIAMSON.

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 \$ 16,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 162, Halsey, OR 97348.

Dated this 29th day of Sept., 1995

Josephine Rivas
JOSEPHINE RIVAS

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIASS. SEPTEMBER 29 1995COUNTY OF LOS ANGELESPersonally appeared the above named JOSEPHINE RIVAS

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

William O. Nighswonger

Notary Public for _____

My commission expires SEP 8, 1997

Return to:

MELVIN W. JONES

P.O. Box 162

Halsey, OR 97348

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company
on this 3rd day of October A.D. 19 95
at 9:47 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 26686
Bernetha G. Lersch County Clerk
By Annette Mueller
Deputy.

Fee, \$30.00