

MTC 36245 MS

WARRANTY DEED

Vol. m95 Page 28291

PAUL D. WELCH and JUDY M. WELCH, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey
 FELICIANO SOTO, a married man as his sole and separate property
 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 707, BLOCK 129, MILLS ADDITION, TO THE CITY OF KLAMATH FALLS,
 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2524 APPLGATE AVENUE, KLAMATH FALLS, OR 97601

Dated this 13th day of October, 1995

Paul D. Welch
 PAUL D. WELCH

Judy M. Welch
 JUDY M. WELCH

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. October 13 19 95
 COUNTY OF KLAMATH

Personally appeared the above named
PAUL D. WELCH & JUDY M. WELCH

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Kristi L. Redd
 Notary Public for Oregon

My commission expires 11/16/95

(seal)

STATE OF OREGON,
 County of Klamath SS.

Return to:

FELICIANO SOTO
 2524 APPLGATE AVENUE
 KLAMATH FALLS, OR 97601

Filed for record at request of:

Mountain Title Company
 on this 17th day of October A.D., 19 95
 at 11:47 o'clock A M. and duly recorded
 in Vol. M95 of Deeds Page 28291
 Bernetha G. Letsch County Clerk
 By Bernetha G. Letsch
 Deputy.

Fee. \$30.00