

9394

11-20-95P03:56 RCVD

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MTC 30580HF

WARRANTY DEED

FRANK J. MORELLI AND KARIN MORELLI AS
TRUSTEES OF THE MORELLI FAMILY TRUST, dated June 12, 1991
Grantor(s) hereby grant, bargain, sell and convey
KARL L. GEANEY and DEBRA J. GEANEY, 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 4, Block 15, TRACT NO 1108, SEVENTH ADDITION TO SUNSET VILLAGE,
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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3703 LA MARADA WAY, KLAMATH FALLS, OR 97603

Dated this 16th day of November, 1995

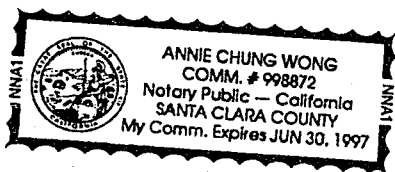
TRUSTEES OF THE MORELLI FAMILY TRUST

BY Frank J. Morelli TRUSTEEBY Karin Morelli TRUSTEE
KARIN MORELLI

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIACOUNTY OF SANTA CLARA SS. 11-16- 19 95

Personally appeared the above named FRANK J. MORELLI and
KARIN MORELLI, TRUSTEES OF THE MORELLI FAMILY TRUST
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me: ANNIE CHUNG WONGAnnie Chung WongNotary Public for SANTA CLARA, CALIF.My commission expires 6-30-97STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 20th day of November A.D., 19 95
at 3:56 o'clock PM. and duly recorded
in Vol. M95 of Deeds Page 31732

Bernetha G. Letsch County Clerk

By Annelle Mueller
Deputy.

Fee, \$30.00

Return to:

KARL L. GEANEY
3703 LA MARADA WAY
KLAMATH FALLS, OR 97603