TITLE & ESCROW, INC.

11-21-95P03:43 RCVD

Vol. 17195 Page 31932

WARRANTY DEED

ASPEN TITLE #01043664

AFTER RECORDING RETURN TO: BARBARA TOMASI 417 N MAIN HAILEY, IDAHO 83333

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

JAMES A. MITTAN AND MARIE H. MITTAN, hereinafter called GRANTOR(S), convey(s) to BARBARA TOMASI, aka DR. BARBARA TOMASI, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly rectangular one-half of Lots 5 and 6, Block 29, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DA TAX LOT 8600

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is to convey title and in fulfillment of that certain Lease Option to Purchase, recorded February 17, 1993 in Book M-93, Page 3414, Deed Records, Klamath County, Oregon, and by mesne Assignments, assigned to Dr. Barbara Tomasi.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the gr	antor has executed this instrument
James a. Mittan	
JAMES H. MYTTAN	MARIE H. MITTAN
STATE OF TRANS Wysming County of Garmer	
On Mos 16., 1995, JAMES appeared before me,	S A. MITTAN and MARIE H. HITTAN personally

appeared before me,

_____who is personally known to me

____whose identity I proved on the basis of

____whose identity I proved on the oath/affirmation of

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Notary Public for 15 AMUS)

Notary Public for 15 Amo State of Wyoning

My Commission Expires: December 14 1998

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COUNTY OF STREET

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

21st Aspen Title & Escrow the Filed for record at request of _ A.D., 19 95 at 3:43 o'clock PM., and duly recorded in Vol. M95 of November __ on Page <u>31932</u>

of <u>Deeds</u> Bernetha G. Letsch, County Clerk

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