

MTC TITLE NO. 36895  
 ESCROW NO. 10-0272-95  
 TAX ACCT. NO. 310648

96-01-16P03:36 RCVD

WARRANTY DEED -- STATUTORY FORM  
 (INDIVIDUAL or CORPORATION)

DALE J. BATES AND CLARA BELLE BATES, AS TRUSTEES OF THE DECLARATION  
 OF TRUST EXECUTED JUNE 26, 1992, Grantor,

conveys and warrants to

JOELLEN LOTITO, Grantee,

the following described real property free of encumbrances except as  
 specifically set forth herein:

LOT 126 SPORTSMAN PARK THIRD ADDITION, ACCORDING TO THE OFFICAL PLAT  
 THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
 OREGON.

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.

Encumbrances:

AGREEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD; GRANT OF RIGHT OF  
 WAY IN INSTRUMENT RECORDED 11/8/55, VOLUME 279, PAGE 99; 10 FOOT BUILDING  
 SETBACK AS SHOWN ON DEDICATED PLAT.

The true consideration for this conveyance is \$5,250.00 (Here comply with  
 the requirements of ORS 93.030\*).

Dated this 12th day of January, 19 96; if a corporate grantor,  
 it has caused its name to be signed by order of its board of directors.



Dale J. Bates TRUSTEE  
 DALE J BATES, TRUSTEE

Clara Belle Bates Trustee  
 CLARA BELLE BATES, TRUSTEE

STATE OF OREGON, County of LANE ) ss.

This instrument was acknowledged before me on January 12, 19 96,  
 by DALE J BATES, TRUSTEE and CLARA BELLE BATES, TRUSTEE.

Marian Hoefer  
 Notary Public for Oregon

My commission expires: 2-8-96

DALE J BATES, TRUSTEE

Until a change is requested  
 all tax statements shall be  
 sent to the following address:  
 \*\*\* SAME AS GRANTEE \*\*\*

GRANTOR'S NAME AND ADDRESS

JOELLEN LOTITO  
P.O. BOX 8053  
KLAMATH FALLS, OR 97602  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
 TITLE GUARANTY COMPANY OF OREGON  
 299 EAST 18TH AVENUE  
 EUGENE, OR 97401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day  
 of Jan A.D., 19 96 at 3:36 o'clock P M., and duly recorded in Vol. N96  
 of Deeds on Page 1263.

FEE \$30.00

Bernetha G. Leisch, County Clerk  
Bernetha G. Leisch