

MTC36061DS

WARRANTY DEED

Vol. M96 Page 1506

E.M. BUD ROBERTS and JANET M. ROBERTS, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to
 GONZALO RUIZ and ARCELIA RUIZ, 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:

The West 25 feet of Lot 3 and the East 37.5 feet of Lot 4, Block 32,
 GRANDVIEW ADDITION to Bonanza, 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 3440 High St. Bonanza OR 97623

Dated this 18 day of January, 1996.

E.M. Bud Roberts
 E.M. BUD ROBERTS

Janet M. Roberts
 JANET M. ROBERTS

NOTARY ACKNOWLEDGEMENT

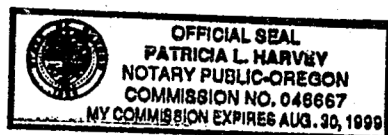
STATE OF Oregon SS. January 18 19 96

COUNTY OF Klamath

Personally appeared the above named _____

E.M. Bud Roberts and Janet M. Roberts

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Patricia L. Harvey

Notary Public for Oregon

My commission expires 8-30-99

STATE OF OREGON, SS.
 County of Klamath

Filed for record at request of:

Mountain Title Co

on this 18th day of Jan A.D., 19 96
 at 2:42 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 1506

Bernetha G. Letsch County Clerk

By Rachel M. Miller
 Deputy.

Fee. \$30.00

Return to:

GONZALO RUIZ

3440 High St.

Bonanza, OR 97623