



Aspen

TITLE & ESCROW, INC.

ASPEN TITLE #01044382

'96 MAR -6 AM:09

WARRANTY DEED

AFTER RECORDING RETURN TO:

GREGORY F. MILANI

4714 Grace Drive,
Klamath Falls, OR, 97601

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

EARL J. TOWNE AND LAURA A. TOWNE, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to GREGORY F. MILANI & WANDA J. MILANI, husband & wife
called GRANTEE(S), all that real property situated in the
County of KLAMATH, State of Oregon, described as:

Lot 11 and 12, Block 10, DIXON ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28DC TAX LOT 7600

CODE 1 MAP 3809-28DC TAX LOT 7700

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$50,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27TH day of FEBRUARY 1996.

Earl J. Towne
EARL J. TOWNE

Laura A. Towne
LAURA A. TOWNE

STATE OF CALIFORNIA
County of San Diego

On 3-1, 1996, EARL J. TOWNE AND LAURA A. TOWNE 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

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

Notary Public for CALIFORNIA
My Commission Expires: _____

See Attachment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

6144

No. 5907

State of California
 County of San Diego
 On 3-1-96 before me, Ruth M. Gish, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared Earl J. Towne and Laura A. Towne
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ruth M. Gish
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES
3-1-96
DATE OF DOCUMENT

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
 of March A.D., 19 96 at 11:09 o'clock A M., and duly recorded in Vol. M96
 of Deeds on Page 6143

FEE \$35.00

Bernetha G. Leisch, County Clerk
 By C. Russell