



'96 MAR 21 AM 11:11

STATE OF OREGON,
County of Klamath ss.
WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01044414

AFTER RECORDING RETURN TO:
Mr. and Mrs. Michael L. Pivac
4000 Bayard Lake Rd. #67
Klamath Falls, OR 97601

Aspen Title & Escrow
on this 21st day of March A.D., 19 96
at 11:11 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 7708
Bernetha G Letsch, County Clerk
By Christy Russell Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE Fee, \$30.00

KATHLEEN REED ONETO, also known as KATHLEEN A. ONETO,
hereinafter called GRANTOR(S), convey(s) to MICHAEL L. PIVAC
LUCINDA C. PIVAC, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 2 in Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

Code 21, Map 4008-6BB, Tax Lot 1400

"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
\$92,500.00.

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 19th day of March, 1996.

Kathleen Reed Oneto
KATHLEEN REED ONETO

STATE OF OREGON, County of Klamath)ss.

On March 19, 1996, personally appeared KATHLEEN REED ONETO,
and acknowledged the foregoing instrument to be her voluntary
act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

