

WARRANTY DEED

MTC 37744MS.

JOHN M. CHAVARRIA, JR. and RUTH A. CHAVARRIA, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

MARIAN L. HARTLEY,

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:

LOT 27, PERRY'S ADDITION TO LLOYD'S TRACT, 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 \$ 67,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4607 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

Dated this 3rd day of April, 1996

John M. Chavarria Jr.
JOHN M. CHAVARRIA, JR.

Ruth A. Chavarria
RUTH A. CHAVARRIA

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 3 19 96
COUNTY OF Klamath

Personally appeared the above named John M. Chavarria, Jr. and Ruth A.
Chavarria

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37744-MS

Return to:

MARIAN L. HARTLEY
4607 LAVERNE AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 3rd day of April A.D., 19 96
at 3:57 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 9433.

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

96 APR -3 P3:57