

16831

WARRANTY DEED

Vol M96 Page 11275

MTC 37862KR

PAUL ARRITOLA,

Grantor(s) hereby grant, bargain, sell and convey to:

THOMAS GARBUTT,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

TOGETHER WITH Easement for ingress and egress, location of utilities, including delivery of water, electricity and communication as described in that Easement Agreement recorded on April 25, 1996 in Volume M96, page 11270, Microfilm Records of Klamath County, Oregon.

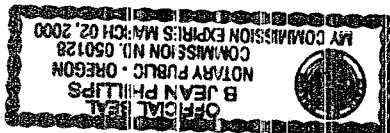
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 19th day of April 1996.



Paul Arritola
PAUL ARRITOLA

Kathleen Davis
KATHLEEN DAVIS--

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. April 19 19 96COUNTY OF KLAMATH

Personally appeared the above named _____

PAUL ARRITOLA & KATHLEEN DAVIS

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

B. Jean Phillips
Notary Public for Oregon

My commission expires _____

(seal)

ESCROW NO. MT37862-KR

Return to:

THOMAS GARBUTT

P.O. BOX 1298

GRACE STATION

NEW YORK NY 10028

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Located in the SW1/4 NE1/4 and the SE1/4 NE1/4 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the Midland Hills Estates, a legal subdivision as platted and filed with the County Clerk, Klamath County, Oregon; thence South 00 degrees 09'00" East for a distance of 200 feet; thence North 89 degrees 56'19" East for a distance of 50 feet; thence South 00 degrees 09'00" East for a distance of 230 feet; thence North 89 degrees 56'19" West for a distance of 230 feet; thence North 00 degrees 09'00" West for a distance of 430 feet, more or less to the South boundary line of the Midland Hills Estates; thence North 89 degrees 56'19" East for a distance of 180 feet to the point of beginning.

PARCEL 2:

Lot 3A, Block 3, Midland Hills Estates, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 23rd day
of April A.D., 19 96 at 11:43 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 11275.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
[Signature]