

16924

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WARRANTY DEED

STATE OF OREGON,

County of Klamath

ss.

ASPEN TITLE ESCROW NO. 01044356

Filed for record at request of:

Aspen Title & Escrow

on this 24th day of April A.D., 19 96
 at 3:31 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 11459

Bernetha G Letsch, County Clerk

By

Deputy.

Fee, \$30.00

AFTER RECORDING RETURN TO:

VOLTURNO M. ADAMO

14611 Southern Pines
Farmer's Branch, TX. 95234

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

LUIS A. TIPACTI and MIRIAM P. TIPACTI, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to VOLTURNO M. ADAMO,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lots 1 and 2, Block 26, TOWN OF MERRILL, in the County of
 Klamath, State of Oregon.

CODE 14 MAP 4110-2DD TAX LOT 6400

"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
 \$40,000.00.

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 24th day of April, 1996.

LUIS A. TIPACTI

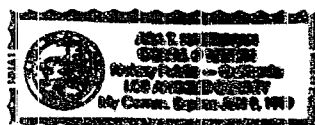
MIRIAM P. TIPACTI
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES ss.

On APRIL - 15 - 1996 before me,
ARA T. HARTUNIAN, Notary Public personally appeared
LUIS A. TIPACTI & MIRIAM P. TIPACTI

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.

Signature

My commission expires:

June - 9 - 1999

96 APR 24 P3:31