

17394

96 MAY -2 2:58
WARRANTY DEED

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MTC37757KR

STEVEN D. QUIRICONI and SHARON K. QUIRICONI, his tenants in common,
Grantor(s) hereby grant, bargain, sell and convey to:
BRETT LUEB and TANGIE A. LUEB, husband and wife,
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 98, CASITAS, 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4516 ALTAMONT, KLAMATH FALLS, OR 97603

Dated this 1 day of May, 1996

Steven D. Quiriconi
STEVEN D. QUIRICONI

Sharon K. Quiriconi
SHARON K. QUIRICONI

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. May 19 96

COUNTY OF KLAMATH

Personally appeared the above named STEVEN D. QUIRICONI AND

SHARON K. QUIRICONI

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for OREGON

My commission expires 11/16/99

(seal)

ESCROW NO. MT37757-KR

Return to:
BRETT LUEB
4516 ALTAMONT
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 2nd day of May A.D. 19 96
at 3:58 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 12648
Bernetha G Letsch, County Clerk
By *Cheryl L. Luebs* Deputy.

Fee, \$30.00