

17496

WARRANTY DEED

Vol 96 Page 12815

MTC 37648KR

MILAN D. KUBECK and LYNN C. KUBECK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: JOHN CHRISTOPHER EQUINOA and SUSAN JEANNE EQUINOA, as tenants by the entirety, 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 29 in Block 10 of Tract No. 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office to 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 \$ 172,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5706 UPLAND DRIVE, KLAMATH FALLS, OR 97601

Dated this 29 day of APRIL, 1996


MILAN D. KUBECK

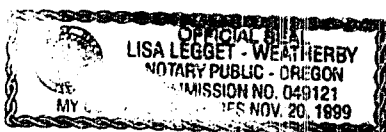

LYNN C. KUBECK

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. April 29 19 96
COUNTY OF Klamath

Personally appeared the above named _____
Milan D. Kubeck and Lynn C. Kubeck

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

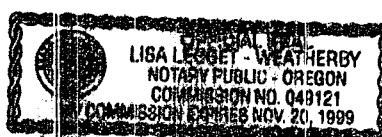

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT37648-KR

Return to:

JOHN CHRISTOPHER EQUINOA
5706 UPLAND DRIVE
KLAMATH FALLS, OR 97601



12816

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 6th day
of May A.D., 19 96 at 10:46 o'clock AM., and duly recorded in Vol. M96
of Danda on Page 12815.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cathy Russell