

17765

Vol. m96 Page 13437

WARRANTY DEED

#03044565

AFTER RECORDING RETURN TO:

CHARLES V. MUCCIA &
SHARON L. MUCCIA
26 BRYAN AVENUE
ANTIOCH, CA 94509

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

MARJORIE J. RAMBO, hereinafter called GRANTOR(S), convey(s) to
CHARLES V. MUCCIA and SHARON L. MUCCIA, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

A tract of land situated in the N 1/2 NE 1/4 SW 1/4 of Section
20, Township 40 South, Range 8 East of the Willamette Meridian,
in the County of Klamath, State of Oregon, being more
particularly described as follows:

Beginning at the Northeast corner of said N 1/2 NE 1/4 SW 1/4;
thence South 89 degrees 54' 49" West on the North line of said
N 1/2 NE 1/4 SW 1/4, 631.40 feet; thence South 00 degrees 16'
27" East, 331.45 feet; thence North 89 degrees 55' 57" East,
289.12 feet to the beginning of a 160.00 foot radius curve to
the right; thence on said curve 282.74 feet to the beginning of
a 121.67 foot radius curve to the left; thence on said curve
191.08 feet; thence North 89 degrees 57' 06" East, 42.18 feet
to the East line of said N 1/2 NE 1/4 SW 1/4; thence North 00
degrees 18' 51" West on said East line, 633.39 feet to the
point of beginning. ALSO referred to as Parcel 2 of Major
Partition 41-88.

CODE 227 MAP 4008-20C0 TL 101

"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
to clear contract.

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 9TH day of May, 1996.

Marjorie J. Rambo
MARJORIE J. RAMBO

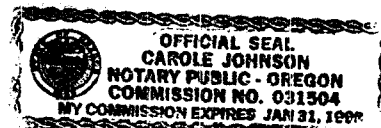
STATE OF OREGON

County of KLAMATH

On May 2, 1996, MARJORIE J. RAMBO personally appeared before
Continued on next page

96 MAY 10 AM 11:38

13438

WARRANTY DEED
PAGE 2

me,

____ who is personally known to me

x whose identity I proved on the basis of ODL

____ whose identity I proved on the oath/affirmation of _____, a credible witness

to be the signer of the above document, and she acknowledged that she signed it.

Carole Johnson
Notary Public for Oregon
My Commission Expires: 1/31/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 10th day
of May A.D., 19 96 at 11:38 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 13437

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell