



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044643

AFTER RECORDING RETURN TO:

ROSS P. ANELLO

ANN ANELLO

P.O. Box 221Chiloquin, OR 97624

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

MICHAEL J. BRUEN, hereinafter called GRANTOR(S), convey(s) to
ROSS P. ANELLO and ANN ANELLO, son and mother with full rights
of survivorship, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 10, Block 49, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-32AD Tax Lot 10300

"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, 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
\$19,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

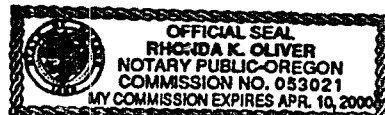
IN WITNESS WHEREOF, the grantor has executed this instrument
this 6TH day of May, 1996.

Michael J. Bruen
MICHAEL J. BRUEN

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 10th
day of May, 1996, by MICHAEL J. BRUEN

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 14th day
of May A.D., 19 96 at 3:46 o'clock P. M., and duly recorded in Vol. m96
of Deeds on Page 13869.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
[Signature]

'96 MAY 14 P3:46