

19676

WARRANTY DEED

Vol. Map Page 17330

MTC37413HF

ALBERT BONOTTO and LORRAINE BONOTTO,
 Grantor(s) hereby grant, bargain, sell and convey to:
 THE GUN STORE, AN OREGON PARTNERSHIP,
 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 714 Main St., Klamath Falls, OR 97601

Dated this 11th day of June, 1996

X Albert Bonotto
 ALBERT BONOTTO

X Lorraine a Bonotto
 LORRAINE BONOTTO

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 6/11 19 96
 COUNTY OF Klamath

Personally appeared the above named

ALBERT BONOTTO & LORRAINE BONOTTO

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. MT37413-HF

Return to:

THE GUN STORE, A OREGON PARTNERSHIP
714 Main St.
Klamath Falls, OR 97601

17331

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point North 38 degrees 56' East, 216 feet distant from the most Easterly corner of Block 78 in KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County; thence North 51 degrees 4' West, 100 feet; thence North 38 degrees 56' East, 52 feet; thence South 51 degrees 4' East, 100 feet; thence South 38 degrees 56' West, 52 feet to the point of beginning, being a portion of the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of June A.D., 19 96 at 11:48 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 17330

By Bernetha G. Letsch, County Clerk

FEE \$35.00