

WARRANTY DEED

96 JUN 14 P2:50

E. LEON BACCUS AND MARJORIE A. BACCUS, TRUSTEES OF THE BACCUS FAMILY TRUST
DATED JUNE 29, 1990.

Grantor(s) hereby grant, bargain, sell and convey to:
STEVEN W. PERRY and LORI A. PERRY, 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 14 IN BLOCK 4 OF TRACT NO. 1017 MOUNTAIN LAKE HOMESITES, 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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 13310 MT. WHITNEY, RENO, NV 89506

Dated this 13 day of June, 1996

● E. Leon Baccus, Trustee
E. LEON BACCUS, TRUSTEE

● Marjorie A. Baccus, Trustee
MARJORIE A. BACCUS, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF VENTURA

SS. JUNE 13 1996

Personally appeared the above named E. LEON BACCUS, TRUSTEE
AND MARJORIE A. BACCUS, TRUSTEE

and acknowledged the foregoing instrument to be THEIR voluntary act.

Before me:

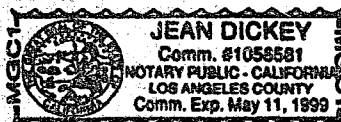
Notary Public for LOS ANGELES COUNTY

My commission expires 5/11/99

(seal)

ESCROW NO. MT38425-MS

Return to:
STEVEN W. PERRY
13310 MT. WHITNEY
RENO, NV 89506



0000 0000 0000 0000

STATE OF OREGON: COUNTY OF KLAMATH: \$5.

Filed for record at request of AmeriTitle the 14th day
of June A.D., 19 96 at 2:50 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 17827

FEE \$35.00

By Bernetha G. Lersch, County Clerk

COMM. EXP. MAY 11, 1985
LOS ANGELES COUNTY
OTARY PUBLIC - CALIFORNIA
COMM. #1023251
JEAN DICKEY