

20432

WARRANTY DEED

Vol. 1716 Page 18934

MTC 38484MS

NANCY B. CHOBAN, ALSO KNOWN AS NANCY E. FORD, SUCCESSOR TRUSTEE OF THE 1995 CLARK FAMILY TRUST,

Grantor(s) hereby grant, bargain, sell and convey to:
RUBEN J. DIAZ and DIANNA DIAZ, 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:

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 \$ 34,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1501 ARTHUR STREET, #4, KLAMATH FALLS, OR 97603

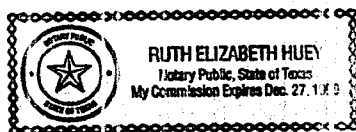
Dated this 21st day of June, 1996

Nancy P. Choban
NANCY P. CHOBAN, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF Texas) SS. 452643568 6/21
COUNTY OF Tarrant) 19 96
Personally appeared the above named Nancy P. Choban

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Notary Public for

State of Texas

My commission expires

ESCROW NO. MT38484-MS

Return to:

RUBEN J. DIAZ

1501 ARTHUR STREET, #4

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

18935

The Easterly 60 feet of Lot 6, Block 43, HOI SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat and further described as follows:

Beginning at the most Easterly corner of said Government Lot 6; thence Southwesterly along the Northwesterly line of Lavey Street 60 feet; thence Northwesterly and parallel with Pacific Terrace 50 feet, more or less, to the Northerly line of said Government Lot 6; thence Northeasterly along said line 60 feet; thence Southeasterly along the line of said Government Lot 6, 50 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amor Title the 25th day
of June A.D., 19 96 at 3:58 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 18934.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]