

2078:1

MTC 38380LW

96 11-2 P335

WARRANTY DEED

Vol. M96 Page 19746

CHARLES J. PELLETIER,

Grantor(s) hereby grant, bargain, sell and convey to:

CHARLES M. DEPOIAN,

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 4 in Block 2 of MIST CHILOQUIN, 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 90.930.

The true and actual consideration for this conveyance is \$ 10,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1834 LAS PALMAS CIR. ORANGE, CA 92668

Dated this 18 day of June, 1996

Charles J. Pelletier
CHARLES J. PELLETIER

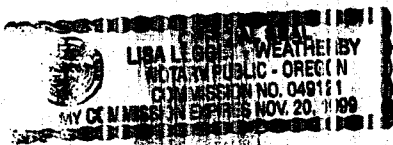
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 18 1996
COUNTY OF Klamath

Personally appeared the above named _____

Charles J. Pelletier

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Lisa Leggett-Weatherly

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT38380-LW

Return to:

CHARLES M. DEPOIAN
1834 LAS PALMAS CIR.
ORANGE, CA 92668

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 2nd day of July A.D. 1996
at 3:55 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 19746
Bernetha G. Letach, County Clerk
By S. J. Lussell Deputy.
\$ e. \$30.00