

20919

MT38069 MS

## WARRANTY DEED

Vol. M96 Page 20061

RAMON UNIVE,

(Grantor(s) hereby grant, bargain, sell and convey to:  
 LARRY P. BELAU and REBECCA P. BELAU, 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 7 IN BLOCK 11 OF SOUTH CHILOQUIN ADDITION, 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 \$ 2,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. BOX 491, JACKSONVILLE, OR 97530

Dated this 24 day of June, 1996

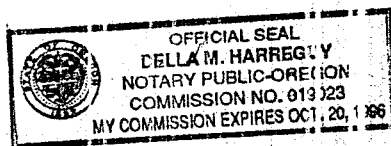
Ramon Unive  
 RAMON UNIVE

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. June 24 19 96  
 COUNTY OF KLAMATH

Personally appeared the above named Ramon Unive

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Della M. Harreguy

Notary Public for Oregon

My commission expires 10-20-96

ESCROW NO. MT38069-MS

Return to:

LARRY P. BELAU  
 P.O. BOX 491  
 JACKSONVILLE, OR 97530

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Amerititle

on this 5th day of July A.D. 19 96  
 at 3:58 o'clock P. M. and duly recorded  
 in Vol. M96 of Deeds Page 20061  
 Bernetha G. Letsch County Clerk

By Dorothy M. Henderson

Deputy.

Fee, \$30.00