

## WARRANTY DEED

MTC38520DS

WILLIAM FEINER and TERRY FEINER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
CARLOS BECERRA and SHARON BECERRA, as tenants by the entirety,  
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:

PARCEL 1: Lot 5, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

PARCEL 2: The South 10 feet of Lot 8, Block 5, FIRST ADDITION TO PINE  
GROVE PONDEROSA, 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 \$ 158,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3510 PINE TREE DR., KLAMATH FALLS, OR 97603

Dated this 3rd day of July, 1996.

William Feiner  
WILLIAM FEINER

Terry Feiner  
TERRY FEINER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

SS.

3 July

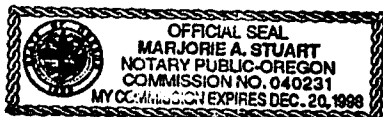
19 96

COUNTY OF Klamath

Personally appeared the above named \_\_\_\_\_

WILLIAM FEINER AND TERRY FEINER

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

ESCROW NO. MT38520-DS

Return to:

CARLOS BECERRA  
3510 PINE TREE DR.  
KLAMATH FALLS, OR 97603

Before me:

Marjorie A. Stuart

Notary Public for Oregon

STATE OF OREGON,

County of Klamath

SS.

Filed for record at request of:

Amerititle

on this 12th day of July A.D., 19 96  
at 3:57 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 20798

Bernetha G. Letsch, County Clerk

By

Kathleen Bena

Fee. \$30.00

Deputy.

96 JUL 12 P3:57