

23092

mtc38614-MS

WARRANTY DEED Vol. m96 Page 24836

CARLOS H. BARAJAS and JULIE D. BARAJAS, also known as JULIA D. BARAJAS
 Grantor(s) hereby grant, bargain, sell and convey to:
 ROBIN D. RINGWALD and SUSAN K. RINGWALD, 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:

THE SOUTHERLY 47 FEET OF LOTS 23, 24 AND 25, BLOCK 3, INDUSTRIAL ADDITION
 TO THE CITY OF KLAMATH FALLS, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1016 OWENS STREET, KLAMATH FALLS, OR 97601

Dated this 6th day of August, 1996.

Carlos H. Barajas
 CARLOS H. BARAJAS

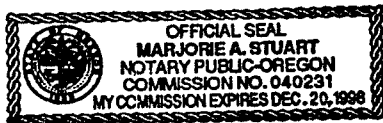
Julie D. Barajas
 JULIE D. BARAJAS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Klamath ss. August 6 19 96

Personally appeared the above named Carlos H. Barajas and Julie D.
Barajas

and acknowledged the foregoing instrument to be theirvoluntary act.



(seal)

Before me:

Margaret A. Stuart

Notary Public for OregonMy commission expires 12-20-98

ESCROW NO. MT38614-MS

Return to:

ROBIN D. RINGWALD
 1016 OWENS STREET
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle

on this 13th day of August A.D., 19 96
 at 11:41 o'clock A.M. and duly recorded
 in Vol. M96 of Deeds Page 24836.

Bernetha G Letsch County Clerk

By Cherry Stuart

Deputy.

Fee, \$30.00