

23094

38757-KR

## WARRANTY DEED

Vol. m96 Page 24848

MITCHELL E. BELL and LEANN R. BELL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
CARLOS H. BARAJAS and JULIA D. BARAJAS, 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 10 IN BLOCK 2 OF CASA MANANA, 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 \$ 86,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5717 ALVA AVENUE, KLAMATH FALLS, OR 97603

Dated this 9th day of August, 1996

Mitchell E. Bell  
MITCHELL E. BELL

Leann R. Bell  
LEANN R. BELL

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. August 9th 1996

Personally appeared the above named

MITCHELL E. BELL and LEANN R. BELL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT38757-KR

Return to:

CARLOS H. BARAJAS  
5717 ALVA AVENUE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 13th day of August A.D., 1996  
at 11:41 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 24848.

Bernetha G Letsch, County Clerk,

By [Signature]

Fee, \$30.00

Deputy.

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