

MTC 30374 MS

## WARRANTY DEED

JAMES R. FINE and ROLINDA A. FINE, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
BRETT A. PELLESCHI,

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 NORTHERLY 50.1 FEET OF LOT 10, AND THE SOUTHERLY 12.9 FEET OF LOT 11,  
BLOCK 4, FIRST ADDITION TO TONATEE HOMES, 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4331 GARY STREET, KLAMATH FALLS, OR 97603

Dated this 25th day of September, 19 96

James R. Fine  
JAMES R. FINE

Rolinda A. Fine  
ROLINDA A. FINE

## NOTARY ACKNOWLEDGEMENT

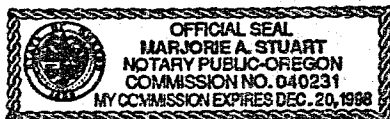
STATE OF Oregon

ss. September 25 19 96

COUNTY OF Klamath

Personally appeared the above named James R. Fine and Rolinda A. Fine

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marygrove & Jones  
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT39374-MS

Return to:

BRETT A. PELLESCHI  
4331 GARY STREET  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 27th day of September A.D. 19 96  
at 11:29 o'clock A M. and duly recorded  
in Vol. 996 of Deeds Page 30236.

Bernetha G. Letsch, County Clerk  
By Kathleen Kross

Fee, \$30.00

Deputy.

96 SEP 27 AM 12:29