

MTC 39491 MS

WARRANTY DEED

MARK GROVES and TERRIE GROVES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: SALVADOR L. TORRES AND ELISA Z. TORRES, 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 6 IN BLOCK 201 OF MILLS SECOND 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 \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: C/O 2413 UNION AVENUE, KLAMATH FALLS, OR 97601

Dated this 2nd day of October, 1996

Mark Groves
MARK GROVES

Terrie Groves
TERRIE GROVES

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

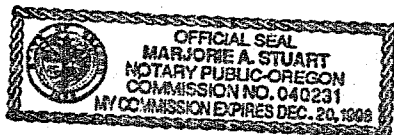
COUNTY OF Klamath

SS. October 2

19 96

Personally appeared the above named Mark Groves and Terrie Groves

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT39491-MS

Return to:

EQUITY PRESERVATION, INC.
C/O 2413 UNION AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 3rd day of October A.D., 19 96
at 11:46 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 31440

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch

Fee, \$30.00

Deputy.

96 OCT -3 AM 11:46