

26267

WARRANTY DEED

Vol. M96 Page 31601

CHARLES R. HOPKINS, JR.,

Grantor(s) hereby grant, bargain, sell and convey to:

DAVID PARAS,

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 2 in Block 14 of OREGON SHORES SUBDIVISION TRACT NO. 1053, 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 \$ 6,690.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3750 TATAMAU #101, FREMONT, CA 94536

Dated this 25 day of September, 1996.

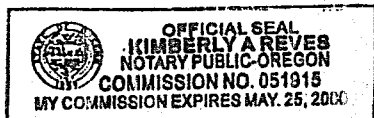
Charles R. Hopkins, Jr.
CHARLES R. HOPKINS, JR.

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. September 25 19 96

Personally appeared the above named CHARLES R. HOPKINS, JR.

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for OregonMy commission expires 5/25/2000

ESCROW NO. MT39436-LW

Return to:

DAVID PARAS
3750 TATAMAU #101
FREMONT, CA 94536

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day of October A.D., 19 96 at 11:29 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 31601.

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Ross

96 OCT -4 M1:29