



STATE OF OREGON,  
County of Klamath ss.

## WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045408  
AFTER RECORDING RETURN TO:

MICHAEL MASTRO

1639 IVORY ST.  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Aspen Title & Escrow  
on this 28th day of Oct. A.D., 19 96  
at 3:18 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 33989.

Bernetha G. Letsch, County Clerk

By Kathleen Kosa Deputy.

Fee, \$30.00

WILLIAM J. CUSTER, hereinafter called GRANTOR(S), convey(s) to  
MICHAEL MASTRO, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 52, BROWNE ADDITION  
TO BONANZA, in the City of Bonanza, County of Klamath, State of  
Oregon.

CODE 11 MAP 3911-9D0 TAX LOT 500

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$5,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 22nd day of October, 1996.

X William J. Custer  
WILLIAM J. CUSTER

STATE OF OREGON, County of JACKSON )ss.

On October 25, 1996, personally appeared William J. Custer,  
who acknowledged the foregoing instrument to be his voluntary  
act and deed.

Chelila L. Whipple  
Notary Public for Oregon

My Commission Expires: 6/9/00

