



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

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 Kusa Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVE

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

