



WARRANTY DEED

#03045261

AFTER RECORDING RETURN TO:

MICHAEL LEE PIVAC
LUCINDA C. PIVAC~~3129 CREST STREET~~
~~KLAMATH FALLS, OR 97603~~UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LUCINDA C. PIVAC, who acquired title as LUCINDA C. CONRAD, hereinafter called GRANTOR(S), convey(s) to MICHAEL LEE PIVAC and LUCINDA C. PIVAC, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 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 those apparent on the land, 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 TO CLEAR TITLE.

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 14th day of November, 1996,

Lucinda C. Pivac
LUCINDA C. PIVAC

STATE OF OREGON, County of Klamath)ss.

On this 14th day of November, 1996

Personally appeared the above named LUCINDA C. PIVAC and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Carole A. Linde
Notary Public for Oregon

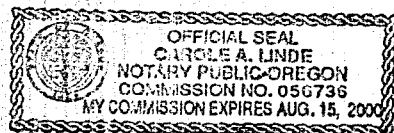
My Commission Expires: 8-15-2000

EXHIBIT "A"

A tract of land situated in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.00 feet and North 1 degree 02' West a distance of 699.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of said Section 10; and running thence North 88 degrees 40' East a distance of 265.0 feet to a point; thence North 1 degree 02' West a distance of 83.0 feet to a point; thence South 89 degrees 40' West a distance of 265 feet to an iron pin; thence South 1 degree 02' East a distance of 83.0 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-10AA TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of November A.D., 19 96 at 3:48 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 36905.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By

Kathleen Ross