

WARRANTY DEED

PATRICIA J. POUND, ALSO KNOWN AS PATRICIA JEAN BAILEY POUND, WHO ACQUIRED TITLE AS PATRICIA JEAN BAILEY,

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

JESSE L. GARCIA and LORI J. GARCIA, as tenants by the entirety,

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:

LOTS 20, 21 AND 22 IN BLOCK 24 OF INDUSTRIAL 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 \$ 55,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 315 DIVISION STREET, KLAMATH FALLS, OR 97601

Dated this 22nd day of November 1996

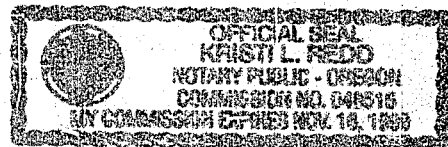
Patricia J. Pound
PATRICIA J. POUND

STATE OF Oregon ss. Nov. 22 19 96
COUNTY OF Klamath

Personally appeared the above named

PATRICIA J. POUND

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/18/99

(seal)

ESCROW NO. MT39926-MS

Return to:

JESSE L. GARCIA
315 DIVISION STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of December A.D. 1996 at 11:36 o'clock A. M., and duly recorded in Vol. 1746
of Deeds on Page 37882

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kristi L. Redd