

30144

96 DEC 18 PM 44

Vol. M96 Page 39299

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03045557

AFTER RECORDING RETURN TO:

KIRAN B. MALAKAR

VITALINA H. MALAKAR

P.O. Box 684

MERRILL, OR 97633

Aspen Title & Escrow

on this 18th day of December A.D. 19 96
at 3:44 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 39299

Bernetha G. Letsch County Clerk

By Kathleen Ross

Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEROBERT C. LIGHTCAP, JR. and BARBARA A. LIGHTCAP, hereinafter
called GRANTOR(S), convey(s) to KIRAN B. MALAKAR and VITALINA H.
MALAKAR, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 5, Block 2, HODGES ADDITION TO THE CITY OF MERRILL, in the
County of Klamath, State of Oregon.

Code 14 Map 4110-2DC TL 300

"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, 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
\$56,000.00.

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 10th day of December, 1996.

Robert C. Lightcap Jr.

ROBERT C. LIGHTCAP, JR.

Barbara A. Lightcap

BARBARA A. LIGHTCAP

STATE OF PENNSYLVANIA, County of Philadelphia ss.

On December 13, 1996, personally appeared the above named
ROBERT C. LIGHTCAP, JR. and BARBARA A. LIGHTCAP and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Carol J. Schmeck

Notary Public for Pennsylvania

My Commission Expires: 8/14/2000