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821191

MT40112MS

WARRANTY DEED

Vol. 1197 Page 906

MARY P. MORAN and SANDRA LEE ZABILKA,
Grantor(s) hereby grant, bargain, sell and convey to:
MANUEL CORONA and EDELMIRA CORONA, husband and wife,
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:

LOT 447 IN BLOCK 126 OF MILLS 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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2511 VINE AVENUE, KLAMATH FALLS, OR 97601

Dated this 27 day of December, 1996

Mary P. Moran
MARY P. MORAN

Sandra Lee Zabilka
SANDRA LEE ZABILKA

STATE OF

Colorado

COUNTY OF

Mesa

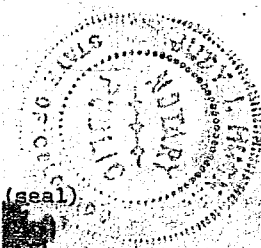
SS.

Dec. 27, 1996

Personally appeared the above named

Sandra Lee Zabilka

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Judy I. Hughes

Notary Public for

Colorado

My commission expires

12-11-2000

ESCROW NO. MT40112-MS

Return to:

MANUEL CORONA
2511 VINE AVENUE
KLAMATH FALLS, OR 97601

97-1314

WARRANTY DEED

STATE OF OREGON,

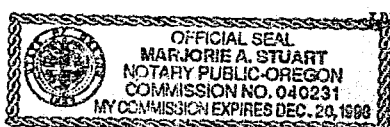
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 6th day of January, 19 97,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Mary P. Moran

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 13th day
of January A.D., 19 97 at 11:09 o'clock A M., and duly recorded in Vol. N97
of Deeds on Page 906

FEE \$35.00

Bernetha G. Letsch, County Clerk

Signature