WARRANTY DEED Vol. Mg7 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 KLAMATE 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 whomscever, 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 \$

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

27 day of December 1996

MARY P. MORAN MORAN

Dandia Fee Zelill

Personally appeared the above named

and acknowledged the foregoing instrument to be _ A voluntary act

My commission expires

ESCROW NO. MT40112-MS

Return to: MANUEL CORONA 2511 VINE AVENUE KLAMATH FALLS, OR 97601

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S Filed for record at request of AmeriTitle at 11:09 o'clock A M., and duly recorded in Vol. ____A.D., 19<u>97</u> of ______Deeds of January Bernetha G.Letsch, County Clerk \$35.00 FEE