

31507

WARRANTY DEED

Vol. 1797 Page 1549

DONALD R. PARKS,

Grantor(s) hereby grant, bargain, sell and convey to:
NICOLAS CHAVARIN and MARTINA CHAVARIN, 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 129 OF PLEASANT HOME TRACTS NO. 2, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5140 COTTAGE AVENUE, KLAMATH FALLS, OR 97603

Dated this 9th day of January, 1997.

Donald R. Parks
DONALD R. PARKS

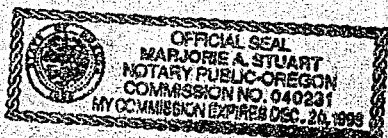
STATE OF Oregon

SS. January 9 19 97

COUNTY OF Klamath

Personally appeared the above named Donald R. Parks

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40169-MS

Return to:

NICOLAS CHAVARIN
5140 COTTAGE AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of January A.D. 19 97 at 11:53 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 1549

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross

97 JAN 17 AM 1:53