

31734

MTC 39975KR Vol. 717 Page 2060
WARRANTY DEED

JOHN D. ALARCON and DARLENE ALARCON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

NELLIE FRANCES PITT,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 158,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 1916 Klamath Falls, OR 97601

Dated this 21st day of January, 1997

John D. Alarcon
JOHN D. ALARCON

Darlene Alarcon
DARLENE ALARCON

STATE OF CALIFORNIA SS. January 21 19 97
COUNTY OF Nevada

Personally appeared the above named

JOHN D. ALARCON and DARLENE ALARCON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Judith I. Moon
Notary Public for California

My commission expires 3/21/97

(seal)

ESCROW NO. MT39975-KR

Return to:

NELLIE FRANCES PITT

P.O. Box 1916
Klamath Falls, OR
97601

97 JAN 23 P 3:06

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 59-96 situated in the N1/2 SW1/4 of Section 16, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of January A.D. 19 97 at 3:06 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 2060

FEE \$35.00

Bernetha G. Lersch, County Clerk
by Kathleen Ross