

32890

MTC 40317 MS
WARRANTY DEED

Vol. M97 Page 4611

DONALD SCHIAVONE,

Grantor(s) hereby grant, bargain, sell and convey to:

ROBERT J. FARIES and PHYLLIS K. FARIES, 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 5 IN BLOCK 14 OF BWAUNA HEIGHTS ADDITION, 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 \$ 76,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 80 LINCOLN STREET, KLAMATH FALLS, OR 97601

Dated this 13th day of February, 1997


DONALD SCHIAVONE

STATE OF Oregon

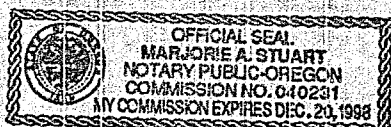
COUNTY OF Klamath

SS. February 13

19 97

Personally appeared the above named Donald Schiavone

and acknowledged the foregoing instrument to be his voluntary act.



Before me:


Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40317-MS

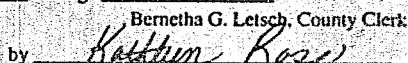
Return to:

ROBERT J. FARIES
80 LINCOLN STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of February A.D. 1997 at 11:32 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 4611

FEE \$30.00

Bernetha G. Letch, County Clerk
by 

97 FEB 14 AM 1:32