

33149

MTC 40732 KA  
WARRANTY DEEDVol. m97 Page 5137

DONALD D. BONER,  
Grantor(s) hereby grant, bargain, sell and convey to:  
MARTIN ROMERO and PATRICK ALTA ROMERO, 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:


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 \$ 38,050.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5427 LELAND DRIVE, KLAMATH FALLS, OR 97603

Dated this 20 day of February, 1997.

  
DONALD D. BONER

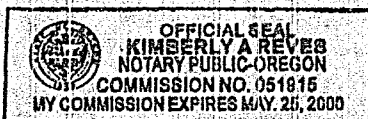
STATE OF OREGON

SS. February 20 19 97

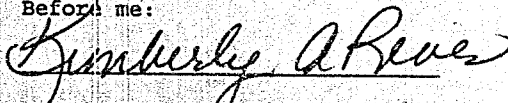
COUNTY OF KLAMATH

Personally appeared the above named DONALD D. BONER

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

  
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40732-KA

Return to:  
MARTIN ROMERO  
5427 LELAND DRIVE  
KLAMATH FALLS, OR 97603

97 FEB 21 AM 1:54

A tract of land situated in Lot 11, Block 1 of Subdivision of Blocks 2B and 3, Homedale, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located North 59 degrees 53' West 225.0 feet from the Southeast corner of said Lot 11; thence North 59 degrees 53' West 75.0 feet along the North boundary of Leland Drive to an iron pin; thence North 16 degrees 51' East 104.2 feet to an iron pin; thence South 62 degrees 03' East 65.0 feet to an iron pin; thence South 12 degrees 02' West 109.0 feet, more or less, to the point of beginning. BUT EXCEPTING therefrom the Southerly 5 feet taken by Klamath County for widening Leland Drive as shown by Deed Book 362 at page 561, records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day  
of February A.D., 19 97 at 11:54 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 5137

Bernetha G. Letsch, County Clerk

FEE \$35.00

by

Kathleen Rossi