

35372

MTC 41086-KR Vol. 1197 Page 9757
WARRANTY DEED

MBK, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART, MARY LOU STEWART & KENNETH TUTTLE TRUSTEE OF THE KENNETH L. TUTTLE, M.D., P.C. EMPLOYEES PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT,

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

RON J. VILLA AND JESSICA J. VILLA, as tenants by the entirety,
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 17 OF TRACT 1306, SECOND ADDITION TO NORTHRIDGE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

97 APR -3 AM 11:49

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 \$32,000.00.

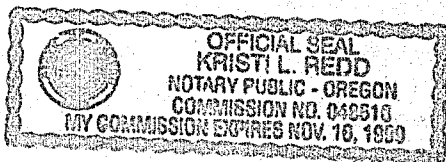
Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 1639 LAKESHORE DR., KLAMATH FALLS, OR 97601

Dated this 26th day of July, 1996

MBK, a partnership

Melvin L. Stewart
MELVIN L. STEWART, PARTNER

Mary Lou Stewart
MARY LOU STEWART, PARTNER



Kenneth L. Tuttle
KENNETH L. TUTTLE, M.D., TRUSTEE, PARTNER

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on July 26, 1996

by Melvin L. Stewart, Mary Lou Stewart, Partners of MBK, a partnership & Kenneth L. Tuttle, M.D.,

of Kenneth L. Tuttle M.D., P.C. Employees Pension and Profit Sharing Plan and Trust Agreement, and Partner of MBK, a partnership

Notary Public of OREGON

My commission expires 11/16/99

Kristi L. Redd

ESCROW NO. MTMBK

Return to:

RON J. VILLA
JESSICA J. VILLA
1639 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 3rd day of April A.D. 1997
at 11:49 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 9757

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee,
\$30.00

Deputy.