

TRACT 36440

MT41001-KR Vol. 1197 Page 12106
WARRANTY DEED

MATTHEW D. CHAVARRIA and JESSICA G. CHAVARRIA, as tenants by the entirety
WILLIAM C. RANSOM and KRISTINA J. RANSOM, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
CRAIG E. BANKS and ANGELA R. BANKS, 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 9 in Block 5 of TRACT NO. 1007, WINCHESTER 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 \$ 85,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4211 MYRTLEWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 17th day of April, 1997

Matthew D. Chavarria
MATTHEW D. CHAVARRIA

Jessica G. Chavarria
JESSICA G. CHAVARRIA

William C. Ransom
WILLIAM C. RANSOM

Kristina J. Ransom
KRISTINA J. RANSOM

STATE OF Oregon
COUNTY OF Klamath SS. April 17 19 97

Personally appeared the above named MATTHEW D. CHAVARRIA,
JESSICA G. CHAVARRIA, WILLIAM C. RANSOM & KRISTINA J. RANSOM
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT41001-KR

Return to:
CRAIG E. BANKS
4211 MYRTLEWOOD DRIVE
KLAMATH FALLS, OR 97603

12107

WARRANTY DEED

04-08 12107

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of April A.D. 19 97 at 11:47 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 12106

FEE \$35.-0

Bernetha G. Letsch, County Clerk

by Kathleen Rose

NOTICE TO CREDITORS
I, the undersigned, Clerk of the County of Klamath, Oregon, do hereby give notice to all creditors of the estate of the late Matthew D. Charnick, deceased, that they are to present their claims against said estate to me, for filing and allowance, within the time prescribed by law, to-wit: within ninety days after the date of the first publication of this notice, to-wit: April 22, 1997.

Matthew D. Charnick
Deceased
By Kathleen Rose
Attorney in Fact

Matthew D. Charnick
By Kathleen Rose
Attorney in Fact

Kathleen Rose
Attorney in Fact

RECORDED
APR 22 1997
CLERK OF CLERK