

36832

MTC 41326-MS
WARRANTY DEED

Vol. 1197 Page 12995

JAMES V. TORCELLINI and SANTA TORCELLINI, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
JESSE JACKMAN WITHERS,
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 1, BLOCK 47, Klamath Falls Forest Estates, Highway 66 Unit, Flat No. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF Klamath County, Oregon

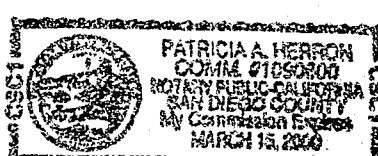
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 7,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ROUTE 2 BOX 138 AAA, TULELAKE, CA 96134

Dated this 28 day of April, 1997



James V. Torcellini
JAMES V. TORCELLINI

Santa Torcellini
SANTA TORCELLINI

STATE OF California

COUNTY OF San Diego

SS. April 28 19 97

Personally appeared the above named JAMES V. TORCELLINI
AND Santa Torcellini

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Patricia A. Herron
Notary Public for SAN DIEGO County
My commission expires 3-15-2000

(seal)

ESCROW NO. MT41326-MS

Return to:

JESSE JACKMAN WITHERS
ROUTE 2 BOX 138 AAA
TULELAKE, CA 96134

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 29th day of April A.D., 1997
at 3:24 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 12995

Bernetha G. Letsch, County Clerk

By Kathleen Ryan

Fee, \$30.00

Deputy.