

42465

MICHAEL GENE ESQUEDA AND TAMMY L. NELSON, WHO ACQUIRED TITLE AS TAMMY L. ESQUEDA, AS TENANTS IN COMMON,

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

TODD G. FLOCCHINI and GIAN Y. CHRISTMAS, 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 8, BLOCK 8, TRACT 1003, THIRD ADDITION TO MOYINA, 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 \$ 108,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6740 MILBERT AVENUE, KLAMATH FALLS, OR 97603

Dated this 28th day of July, 19 97.

Michael Gene Esqueda
MICHAEL GENE ESQUEDA

Tammy L. Nelson
TAMMY L. NELSON

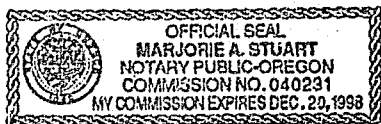
STATE OF Oregon

SS. July 28 19 97

COUNTY OF Klamath

Personally appeared the above named Michael Gene Esqueda

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT41949-MS

Return to:

TODD G. FLOCCHINI
6740 MILBERT AVENUE
KLAMATH FALLS, OR 97603

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STATE OF OREGON,

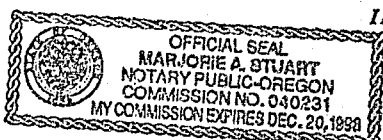
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 29th day of July, 1997,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Tammy L. Nelson

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she.....executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of July A.D., 19 97 at 3:35 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 24829.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch