



WARRANTY DEED

TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 05046912
01045270

AFTER RECORDING RETURN TO:

Mr. Vince Finnianous
834 Richmond Street
Klamath Falls, OR, 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARK M. PETTUS, hereinafter called GRANTOR(S), convey(s) to
VINCE FINNIANOUS, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The Southerly one half of Lot 2, Block 1, SHIVES ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-29CD TL 1300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded November 28, 1989,
in Book M-89, Page 22974, Mortgage Records of Klamath County,
Oregon, in favor of Richard B. Houck, AND Delinquent Taxes for
the tax years of 1994-1995, 1995-1996, and 1996-1997, plus any
accrued interest, which Trust Deed and Delinquent taxes the
Grantees herein DO NOT agree to assume and pay and Grantors
hereby hold Grantees harmless therefrom, and Grantors herein
warrant that this Trust Deed and all delinquent taxes will be
paid in full prior to or at the time of payment in full of the
Trust Deed between Grantor and Grantee herein which is being
recorded immediately subsequent to the recording of this Deed,
AND Notice of Abatement Proceedings, Recorded June 11, 1997, in
Book M-97, Page 17988.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$15,000.00.

In construing this deed and where the context so requires the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of October, 1997.

X Mark M. Pettus
MARK M. PETTUS

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On

11/19/97

before me,

Ms. Sooni Lee

personally appeared

Mark M. Pettus

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