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98 AUG -5 P3:29

MTC 45265-KC

WARRANTY DEED, Vol. 1198 Page 28752

BRUCE C. PATTEN and BETTY C. PATTEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GINO MOROSIN, JR.,

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 10 IN BLOCK 8, TRACT NO. 1264, FOURTH ADDITION TO NORTH HILLS,
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 31.930.

The true and actual consideration for this conveyance is \$ 165,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 919 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 3rd day of August, 1998.

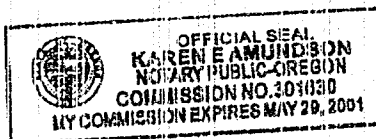
Bruce C. Patten
BRUCE C. PATTEN

Betty C. Patten
BETTY C. PATTEN

STATE OF OregonCOUNTY OF KlamathSS. August 319 98Personally appeared the above named Bruce C. Patten

Betty C. Patten

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Karen E. Edmundson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT45265-KC

Return to:

GINO MOROSIN, JR.
919 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON ss.
County of Klamath

Filed for record at request of:

Amended title

on this 5th day of August A.D., 1998
at 3:29 o'clock P. M. and duly recorded
in Vol. 1198 of Deeds Page 28752

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy